

**IN THE UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In re:) Chapter 11
)
RALPH ROBERTS REALTY, LLC, <i>et al.</i> ¹) Case No. 12-53023
) (Jointly Administered)
Debtors.) Judge Thomas J. Tucker
)

**NOTICE OF FILING FOURTH PLAN SUPPLEMENT –
PENDING LISTINGS**

PLEASE TAKE NOTICE THAT Ralph Roberts Realty, LLC and Ralph R. Roberts (the “Debtors”), by and through Gold, Lange & Majoros, P.C., their undersigned attorneys, hereby submit the attached Exhibit 1 – Fourth Plan Supplement – Pending Listings, which is a list of all of the Debtors’ listings for which a sale is currently pending, but has not yet closed, and with respect to which the Debtors will be entitled to commission income upon closing.

Dated: October 1, 2012

GOLD, LANGE & MAJOROS, P.C.

/s/ Hannah Mufson McCollum
HANNAH MUFSOON MCCOLLUM (P67171)
Attorneys for Ralph Roberts Realty, LLC
24901 Northwestern Hwy., Suite 444
Southfield, MI 48075
(248) 350-8220
hmccollum@glmpc.com

¹ This case is jointly administered with the case of Ralph R. Roberts, Case No. 12-53024.

EXHIBIT 1

PENDING LISTINGS

MLS Number	Street #	Street Name	Status	Status Date	Price	Expire Date	List Agent	Prop Type	Manage Photos	Virtual Tour	Docs
212068408	24517	JOHN R	PEND	9/24/2012 8:27:04 AM	\$34,900	1/3/2013	RALPH ROBERTS	CM	4	View	Upload
212001725	505	9 MILE	PEND	9/21/2012 6:28:57 PM	\$224,900	1/5/2013	RALPH ROBERTS	CM	6	View	Upload
212080071	43809	STONEY	PEND	8/16/2012 9:57:39 AM	\$105,000	2/2/2013	RALPH ROBERTS	CO	10	View	Upload
212067518	25641	CRIMSON	PEND	8/27/2012 2:35:55 PM	\$850	6/20/2013	BRYAN FLINT	CO	25	View	Upload
212091434	23575	BOLAM	PEND	9/27/2012 8:42:17 AM	\$38,900	10/12/2012	RALPH ROBERTS	RS	10	View	Upload
212085316	19260	BROADACRES	PEND	9/27/2012 9:44:18 AM	\$59,900	11/30/2012	RALPH ROBERTS	RS	13	View	Upload
212081793	29531	QUINKERT	PEND	8/30/2012 1:47:56 PM	\$995	8/7/2013	BRYAN FLINT	RS	25	View	Upload
212081754	1228	WYANDOTTE	PEND	8/13/2012 1:01:07 PM	\$750	8/7/2013	BRYAN FLINT	RS	23	View	Upload
212081702	25800	PINE VIEW	PEND	8/28/2012 3:43:27 PM	\$1,100	7/8/2013	BRYAN FLINT	RS	25	View	Upload
212081663	1540	MADGE	PEND	8/30/2012 1:46:58 PM	\$750	8/7/2013	BRYAN FLINT	RS	21	View	Upload
212079525	27724	WAGNER	PEND	8/28/2012 10:08:34 AM	\$69,900	10/26/2012	RALPH ROBERTS	RS	6	View	Upload
212079069	3484	EAGLE	PEND	8/1/2012 8:15:27 AM	\$140,000	2/28/2013	RALPH ROBERTS	RS	7	View	Upload
212079013	27685	CEDAR GLEN	PEND	8/31/2012 7:28:28 AM	\$149,900	10/6/2012	RALPH ROBERTS	RS	3	View	Upload
212074171	7201	ALPINE VIEW	PEND	8/22/2012 6:24:45 PM	\$190,000	9/17/2012	RALPH ROBERTS	RS	22	View	Upload
212073094	15837	GARDENIA	PEND	9/18/2012 8:08:01 PM	\$324,900	12/3/2012	RALPH ROBERTS	RS	17	View	Upload
212072321	35636	SHOOK	PEND	8/29/2012 5:30:06 PM	\$79,900	12/1/2012	RALPH ROBERTS	RS	15	View	Upload
212064807	11009	23 MILE	PEND	7/23/2012 4:24:06 PM	\$850	6/23/2013	BRYAN FLINT	RS	25	View	Upload
212060121	21409	SCOTIA	PEND	6/28/2012 10:04:15 PM	\$950	6/12/2013	BRYAN FLINT	RS	25	View	Upload
212052483	4310	LEROY	PEND	7/2/2012 2:49:27 PM	\$1,095	5/22/2013	BRYAN FLINT	RS	24	View	Upload
212044074	10754	GULLEY	PEND	8/3/2012 8:07:10 AM	\$59,900	11/9/2012	RALPH ROBERTS	RS	1	View	Upload
212041986	9119	GARFIELD	PEND	7/30/2012 4:42:33 PM	\$110,000	4/26/2013	RALPH ROBERTS	RS	20	View	Upload
212037880	49129	PENINSULAR	PEND	6/11/2012 5:40:57 PM	\$254,900	4/16/2013	RALPH ROBERTS	RS	25	View	Upload
212036765	8650	PAIGE	PEND	9/26/2012 1:38:27 PM	\$24,900	10/4/2012	LANETTE LOUWERS	RS	10	View	Upload
212035188	368	HARVEY	PEND	5/10/2012 4:26:10 PM	\$114,900	4/9/2013	RALPH ROBERTS	RS	10	View	Upload

212032250	4548	SEDONA	PEND	4/23/2012 9:14:29 AM	\$230,000	9/27/2012	RALPH ROBERTS	RS	3 L. a.	View Upload
212029096	2095	YORKSHIRE	PEND	3/23/2012 2:13:57 AM	\$150,000	9/22/2012	RALPH ROBERTS	RS	3 L. a.	View Upload
212027523	4251	JOLIET	PEND	6/1/2012 4:20:11 PM	\$750	3/18/2013	BRYAN FLINT	RS	23 L. a.	View Upload
212024977	3232	INDIAN LAKE	PEND	5/17/2012 11:49:38 AM	\$220,000	9/11/2012	RALPH ROBERTS	RS	25 L. a.	View Upload
212023844	623	PARK	PEND	4/23/2012 4:03:52 PM	\$1,400,000	9/7/2012	RALPH ROBERTS	RS	22 L. a.	View Upload
212022508	25688	FERN	PEND	9/20/2012 9:16:21 AM	\$18,900	9/30/2012	RALPH ROBERTS	RS	8 L. a.	View Upload
212017209	32239	GROAT	PEND	3/2/2012 11:18:38 AM	\$144,900	2/17/2013	RALPH ROBERTS	RS	20 L. a.	View Upload
212011888	47806	PAVILLON	PEND	6/11/2012 5:39:53 PM	\$279,900	3/2/2013	RALPH ROBERTS	RS	25 L. a.	View Upload

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**Listing Information**

#212068408 Ad:24517 JOHN R RD
C: HAZEL PARK 48030-1141 Map: AE 29 Loc:S 10 MILE W JOHN R
Dir: ON THE WEST SIDE OF JOHN R BET 9 AND 10 MILE
Lot Size: 60X100 Acr: 0.14 Front Ft: 60 Addl Doc: N
Prop ID: 2526235040 Sch: HAZEL PARK POS: IMMED
Legal: T1N, R11E, SEC 26 BUEHLER FARMS SUB LOTS 33, 34, & 35
Tax: Sum: \$1,984 Win: \$30 Current Use: VACANT/WAS AN INSURANCE OFFICE # Effic:
Year Built: 1951 Oth/Spc: APOD: Inv. Incl.: #1 BR:
Water Nm: Conf Zn: Y Rnt Crt: N Rstrct: N Enrch: N #2 BR:
Tot Bld SqFt: 1500 Main Bld SqFt: 1500 Office SqFt: 1000 #3 BR:
Mo Sales: 0 Gross Inc: 0 Oper Exp: 0 Net Inc: 0 Inv List: N
Sq Type: Sq Src: PRD
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/3/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX
Co-List: CHRIS KAYNE Co-List Ph: 248-895- 3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Agent Only Remarks

CALL 1-800-SHOWING TO SCHEDULE A SHOWING. WAS PREVIOUSLY USED AS AN INSURANCE OFFICE. HAS AMPLE PARKING AND A SPERATE DOOR FOR THE BACK OF THE BUILDING. EASY SHOW. MIN 10% EMD FOR ALL CASH OFFERS, 5% FOR MORTGAGE. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED DOCS TO SUBMIT ALL OFFERS. MUST USE LENDER KNOWN TO LISTING OFFICE.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BLOCK/CONCR	Architecture: 1-ST	WaterFront Desc: No
Terms: CONV, CASH	Office Heat: FORCED AIR	Fuel Type: GAS
Zoning: COMMERCIAL	Water Heater: GAS	Water Sewer: MUN WAT, SEW-SANIT
Offerings: REST ONLY		

Pending Information

Pend Date: 9/20/2012	DOM: 83 N	Sell Off:	Sell Agt:
Sell Off. ID:			

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586-751-0000 RALPH ROBERTS REALTY LLC

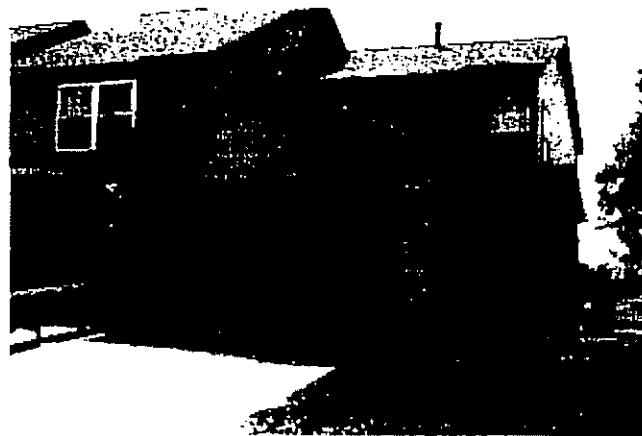
Languages: English
Server RCO9



Listing Information			
#212001725 Ad: 505 W 9 MILE RD C: HAZEL PARK 48030-1714 Dir: S SIDE OF W 9 MILE , E OF I-75 Lot Size: 180 X 105 Prop ID: 2535202005 Legal: T1N, R11E, SEC 35 THOMAS BROS, OAKLAND HEIGHTS SUB LOTS 11 TO 16 INCL Tax: Sum: \$11,761 Win: \$213 Year Built: 1951 Oth/Spc: Water Nm: Tot Bld SqFt: 22000 Mo Sales: 0 Gross Inc: 0 Soil Type: Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED 336321 RALPH ROBERTS REALTY LLC RALPH ROBERTS Co-List: DEBORAH LEE BJORKLY	COM PENO Map: AE 30 Loc: S 9 MILE E I-75 Acr: 0 Front Ft: 180 Sch: HAZEL PARK Current Use: PACKAGING / OTHER Conf Zn: Y Rnt Crt: Y Rstrct: N Main Bld SqFt: 17124 Office SqFt: 4948 Sq Src: PRD	ERTS/FS Addl Doc: N POS: AT CLOSE APOD: Inv. Incl.: Enrch: N Oper Exp: 0 Net Inc: 0	\$ 224,900 S Area: 02257 Protect: 180 # Units: 2 % Leased: 0 # Effic: # 1 BR: # 2 BR: # 3 BR: Inv List: N Short Sale: Y Acc: APPT Co-List Ph: 586-751-0000 Cnt: DEBORAH 0000 Ph: 248.765.2139
Agent Only Remarks			
approx 22000 sq ft industrial use building on W 9 mile includes garage and parking lot. Office space and other use space. Contact co-lister deborah for additional info and appt schedule.		LC: N DWP: PAY: INT: TRM:	
Features			
Exterior: BLOCK/CONCR Terms: CONV, CASH Zoning: LIGHT IND Offerings: R EST ONLY	Architecture: 2-ST Office Heat: OTHER Water Heater: GAS	WaterFront Desc: No Fuel Type: GAS Water Sewer: MUN WAT, SEW-SANIT	
Pending Information			
Pend Date: 9/21/2012 Sell Off. ID:	DOM: 382 Y Sell Off:	Sell Agt:	

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO8

**Listing Information**

#212080071 Ad: 43809 STONEY LN CND PEND ERTS/FS \$ 105,000 S
 Unit #: Bldg #: Map: F 12 Loc: S HALL RD W HAYES Area: 03101
 C: STERLING HEIGHTS 48313-2261 Incl.--Water: Y Gas: N Protect: 180
 Dir: W ON SHORELINE OFF OF HAYES TO L ON COACHMAKER TO STONEY LN BR: 2
 Prop ID: 1001408030 Sch: UTICA Bath: 2 Lavs: 1
 Legal: CARRIAGE PARK AT LAKESIDE CONDOMINIUM, MCCP NO 278, UNIT 30 MBR: 14x12 U LR: 19x11 E
 Tax: Sum: \$1,589 Win: \$153 Assoc. Assoc. Ph: GR:
 Fee: \$169 MONTHLY BR3: FR:
 Year Built: 1989 Oth/Spc: Homestead: Y LB:
 Water Nm: Adl Doc: N Pos: IMMED BFT: DR:
 Sq Ft: 1245 TBS: FBS: Siz: PRD KT: 15x09 E
 Soil Type: Working Capital: \$ -
 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/2/2012 Short Sale: N
 RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
 Co-List: CHRIS KAYNE Co-List Ph: 248-895- 3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS PROPERTY. ENJOY THE DECK ON THE BACK THAT
 OVERLOOKS THE LAKE. ONE OF THE BEST LOCATIONS IN THE COMPLEX. 2 BIG BEDRMS 2.1 BATHS.
 NEWER ROOF AND SIDING. MAKE THIS CONDO YOUR HOME. ASSOC DUES COVER WATER AND
 GARBAGE.

LC: N
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: BRICK, VINYL Architecture: 2-ST WaterFront Desc: No
 Terms: CONV, FHA, CASH Heating: FRCD AIR Fuel Type: GAS
 Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH Garage: 2 CAR, ATT Foundation: BASEMENT
 Road Frontage: PAVED Water Sewer: MUN WAT, SEW-SANIT

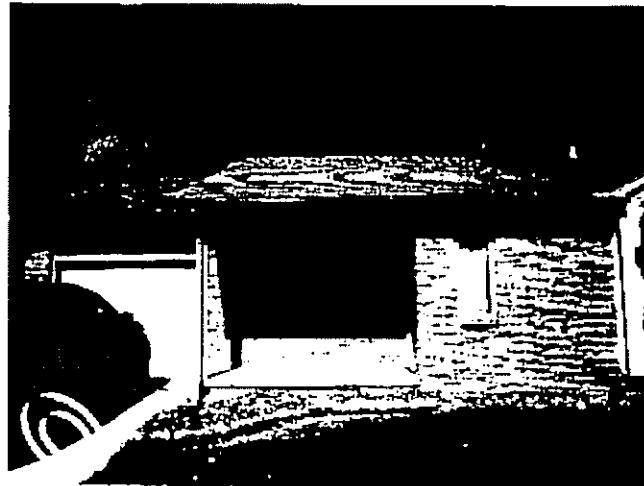
Pending Information

Pend Date: 8/16/2012 DOM: 14 N
 Sell Off. ID: Sell Off: Sell Agt:

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**Listing Information**

#212067518 Ad: 25641 CRIMSON CT CND PEND ERTS/FS \$ 850 L
 Unit #: Bldg #: Map: E 3 Loc: S FRAHZO W SCHOENHERR Area: 03131
C: WARREN 48089-4596 Incl.--Water: N Gas: N Protect: 0
 Dir: I-696 TO SCHOENHERR EXIT SOUTH TO FRAZHO WEST TO CRIMSON CT. Bath: 1 Lavs: 1
 Prop ID: 1323433014 Sch: VAN DYKE MBR: 13x10 E LR: 15x16 E
 Legal: SUMMIT PLACE M.C.C.P. NO. 429 UNIT 14 BLDG. 7 L.5862 P.914-958 BR2: 11x11 E GR:
 Tax: Sum: \$1,282 Win: \$97 Assoc. Fee: \$0 Assoc. Ph: BR3: FR:
 Year Built: 1995 Oth/Spc: Homestead: N BR4: LB:
 Water Nm: Adl Doc: N Pos: 0 BFT: DR:
 Sq Ft: 1022 TBS: FBS: Src: PUB REC KT: 12x12 E
 Soil Type: Working Capital: \$ -
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 6/30/2012 Short Sale: N
BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
 Co-List: Co-List Ph: Cnt: SHOWINGTIM Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464, MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: BRICK, VINYL	Architecture: 1-ST	WaterFront Desc: No
Terms: LEASE	Heating: FRCD AIR	Fuel Type: GAS
Cooling: CENTRAL	Water Heater: GAS	Interior Feat: CABLE AVL, PETS ALLOWED
Bath Desc: 1ST F BTH, 1ST F LAV	Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL
Garage: 1 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: DECK, PRIV ENTRY	Road Frontage: PAVED	Water Sewer: SEW-SANIT

Pending Information

Pend Date: 8/27/2012	DOM: 58 N	Sell Off:
Sell Off. ID:		Sell Agt:

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Listing Information							
#212091434 Ad: 23575 BOLAM AVE		RES PEND	ERTS/FS		\$ 38,900 S		
C: WARREN	48089-2232	Map: F 2	Loc: N 9 MILE W HAYES		Area: 03131	Protect: 180	Lav5: 0
Dir: N OFF OF 9 MILE ONTO BOLAM			Front Ft: 80	BR: 3 Bath: 2	LR: 16x21 E	GR:	
Lot Size: 80X155	Acr: 0.28	Sch: EAST DETROIT	MBR: 14x13 E	BR2: 12x12 E	FR: 21x16 E	LB:	
Prop ID: 1325403D32			BR3: 12x10 E	BR4:	DR: 14x10 E	KT: 12x11 E	
Legal: BOLAM SUBDIVISION LOT 58 L.5 P.52			Pos: IMMED	BR5:			
Tax: Sum: \$2,330 Win: \$149	Assoc. Fee: \$		Src: ESTIMATE	BFT:			
Year Built: 1993 Oth/Spc: YES			% Wooded: 0	% Tillable: 0	% Tiled: 0		
Water Nm:	Adl Doc: N						
Sq Ft: 1500	TBS: 0	FBS:					
Soil Type:							
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N							
336321 RALPH ROBERTS REALTY LLC	586-751-0000		Ownership: PRIVATE - OWNED				
RALPH ROBERTS	Agt: 248-895-3897		LD: 9/4/2012		Short Sale: N		
Co-List: CHRIS KAYNE	Co-List Ph: 248-895-3897		Acc: APPT/LCKBX		Gar: Y Ba: Y FP: N		
			Cnt: CHRIS KAYN		Ph: 248-895-3897		
Agent Only Remarks							
CASH ONLY. MUST CLOSE BY 10/10/12. CALL 1-800-SHOWING TO SCHEDULE A SHOWING.							
DIMENSIONS TO FOLLOW. GREAT FAMILY HOME. 3 bedroom 2 bath ranch with Family room. House was built in 1993. Huge 2 1/2 car garage plus two out buildings. Needs carpet and paint. 1000 sq ft of PAY: basement space. MIN 10% EMD FOR ALL CASH OFFERS. EMD TO BE IN CERTIFIED FUNDS AND HELD INT: BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL L/A FOR ADDENDUM.							
Features							
Exterior: BRICK, VINYL	Architecture: 1-ST		Style: RANCH	LC: N			
WaterFront Desc: No	Terms: CASH		Heating: FRCD AIR	DWP:			
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH		Garage: 2 CAR, DET				
Foundation: BASEMENT	Road Frontage: PAVED		Water Sewer: MUN WAT, SEW-SANIT	TRM:			
Pending Information							
Pend Date: 9/24/2012		DOM: 160 Y					
Sell Off. ID:		Sell Off:		Sell Agt:			

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#212085316 Ad: 19260 BROADACRES ST
T: CLINTON TWP 48035-3915

Dir: W OFF OF BEACONSFIELD ONTO BROADACRES

Lot Size: 51X111 Acr: 0.14

Prop ID: 1133377007 Sch: CLINTONDALE

Legal: 50-11-33-377-007 D 30 CHERYL GARDENS SUBN LOT 30.

Tax: Sum: \$1,186 Win: \$688 Assoc. Fee: \$

Year Built: 1964 Oth/Spc: YES

Water Nm: Adl Doc: N

Sq Ft: 1200 TBS: FBS:

Soil Type: % Wooded: 0

Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/15/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List: CHRIS KAYNE Co-List Ph: 248-895- 3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Listing Information

RES PEND	ERTS/FS	\$ 59,900 S
Map: J 7	Loc: S 15 MILE RD W BEACONSFIEL	Area: 03111

Front Ft: 51 BR: 3 Bath: 1 Protect: 180

MBr: 12x9 E Lavs: 1 LR: 14x12 E

BR2: 11x9 E GR:

BR3: 10x9 E FR: 17x11 E

BR4: LB:

BR5: DR:

BFT: KT: 17x9 E

% Tillable: 0 % Tiled: 0

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS HOME. WELL CARED FOR ALL BRICK RANCH HOME. NEWER ROOF AND WINDOWS. 2.5 CAR GARAGE. LARGE FAMILY ROOM AND AN OPEN FLOOR PLAN. MIN 10% EMD FOR ALL CASH OFFERS. 5% FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A AND DOCS TO SUBMIT ALL OFFERS. BUYERS LENDER MUST BE KNOWN TO THE LISTING AGENT. CALL FOR ADDENDUM.

LC: N

DWP:

PAY:

INT:

TRM:

Features

Exterior: BRICK

Architecture: 1-ST

Style: RANCH

WaterFront Desc: No

Terms: CONV, FHA, CASH

Heating: FRCD AIR

Fuel Type: GAS

Bath Desc: 1ST F BTM

Garage: 2 CAR

Foundation: BASEMENT

Road Frontage: PAVED

Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 9/24/2012

DOM: 43 N

Sell Off. ID:

Sell Off:

Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC

Languages: English

Server RCO10

**Listing Information**

#212081793 Ad: 29531 QUINKERT ST **RES PEND** **ERTS/FS \$ 995 L**
C: ROSEVILLE 48066-2157 **Map: H 5 Loc: S 12 MILE RD W GRATIOT AVE Area: 03171**
Dir: 12 MILE TO PARK NORTH TO EASTLAND WEST TO QUINKERT NORTH **Protect: 0**
Lot Size: 40X140 Acr: 0.13 **Front Ft:** **BR: 3 Bath: 1 Lavs: 1**
Prop ID: 1408426059 Sch: ROSEVILLE **MBR: 25x13 E LR: 11x16 E**
Legal: JOHN J QUINKERT SUB LOT 35 **BR2: 11x08 E GR:**
Tax: Sum: \$975 Win: \$516 Assoc. Fee: \$ **BR3: 11x11 E FR:**
Year Built: 1950 Oth/Spc: **Pos: 0 BR4: LB:**
Water Nm: **Adl Doc: N** **Src: PRD BR5: DR:**
Sq Ft: 1092 TBS: FBS: **% Wooded: 0 % Tillable: 0 KT: 13x09 E**
Soil Type: **% Tilled: 0**
Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/7/2012 Short Sale: N
BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List Ph: Cnt: SHOWINTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: ALUMINUM	Architecture: 1-1/2-ST	Style: BUNGALOW
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Water Heater: GAS	Interior Feat: CABLE AVL
Bath Desc: 1ST F BTH	Other Rooms: LIVING RM	Appliances: STV, REF, DISPSL
Garage: 2 CAR, DET, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: PORCH, FENCED	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/30/2012	DOM: 23 N	Sell Off:
Sell Off. ID:		Sell Agt:

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCOB

**Listing Information**

#212081754 Ad: 1228 WYANDOTTE AVE RES PEND ERTS/FS \$ 750 L
C: ROYAL OAK 48067-4519 Map: AD 28 Loc: S I-696 HWY E CAMPBELL Area: 02251
Dir: I-696 HWY TO BERMUDA EXIT TO R ON BERMUDA TO DONDERO TO WYANDOTTE Protect: 0
Lot Size: 40X134 Acr: 0.12 Front Ft: BR: 2 Bath: 1 Lavs: 0
Prop ID: 2522452024 Sch: ROYAL OAK MBR: 11x10 E LR: 14x11 E
Legal: T1N, R11E, SEC 22 HOMESTEAD FARMS SUB N 40 FT OF LOT 26, ALSO 1/2 OF VAC ALLEY ADJ TO SAME BR2: 11x08 E GR:
Tax: Sum: \$1,669 Win: \$55 Assoc. Fee: \$ Homestead: N BR3: FR:
Year Built: 1941 Oth/Spc: Adl Doc: N BR4: LB:
Water Nm: FBS: Pos: 0 BR5: DR:
Sq Ft: 675 TBS: % Wooded: 0 Src: PRD BFT: KT: 11x11 E
Soll Type: % Tilled: 0 % Tiled: 0
Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/7/2012 Short Sale: N
BRYAN FLINT Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List: Co-List Ph: Cnt: SHOWTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the 1C: N
 security deposit upon move-in, 1 month EMD to hold home off market. List Office to Hold EMD. No DWP:
 landlord disputes or evictions please. Income is more important. Call Showingtime for all showings PAY:
 #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent INT:
 to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00. TRM:

Features

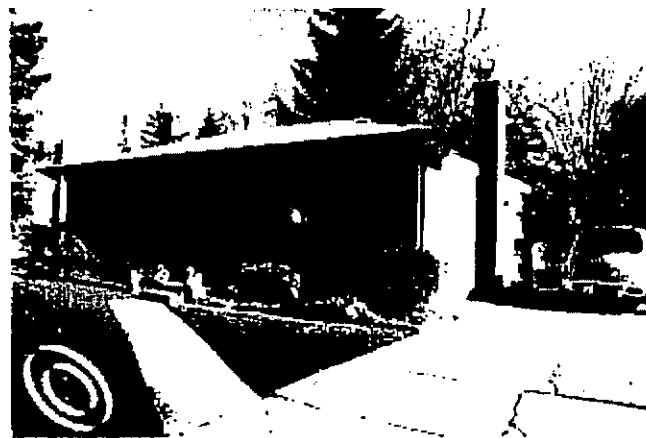
Exterior: ALUMINUM	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Interior Feat: CABLE AVL, PETS ALLOWED	Bath Desc: 1ST F BTM	Other Rooms: LIVING RM
Appliances: STV, REF, DISPSL	Garage: 1 CAR, DET, OPENER	Foundation: BASEMENT
Basement Type: UNFINISHED	Road Frontage: PAVED	Water Sewer: WAT @STR , SEW-SANIT , SEW @ STR

Pending Information

Pend Date: 8/13/2012	DOM: 6 N	Sell Off: Sell Agt:
Sell Off. ID:		

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 Languages: English
 Server RCO10

**Listing Information**

#212081702 Ad: 25800 PINE VIEW AVE RES PENO ERTS/FS \$ 1,100 L
C: WARREN 48091-3893 Map: B 3 Loc: S FRAZHO W MOUND Area: 03131
Dir: I-696 HWY TO MOUND EXIT SOUTH TO 10 MILE RD WEST TO PINEVIEW Protect: 0
Lot Size: 70X178 Acr: 0.29 Front Ft: BR: 3 Bath: 1 Lavs: 0
Prop ID: 1320426004 Sch: CENTER LINE MBR: 13x10 E LR: 17x15 E
Legal: SUPERVISOR'S PLAT OF QUALMAN'S EVERGREEN GARDENS SUB. N 70.0 FT BR2: 10x09 E GR:
LOT 20 L.24 P.2
Tax: Sum: \$1,878 Win: \$119 Assoc. Fee: \$ Homestead: N BR3: 09x09 E FR:
Year Built: 1967 Oth/Spc: Adl Doc: N Pos: 0 BR4: LB:
Water Nm: FBS: Src: PRD BR5: DR:
Sq Ft: 894 TBS: % Wooded: 0 % Tillable: 0 % Tilled: 0 KT: 1Bx10 E
Soil Type: Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/7/2012 Short Sale: N
BRYAN FLINT Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List: Co-List Ph: Cnt: SHOWINTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for LC: N
the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. DWP:
No landlord disputes or evictions please. Income is more important. Call Showingtime for all PAY:
showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. INT:
Listing Agent to Prepare Lease. No Pets On This Property Please! TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCO AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Interior Feat: CABLE AVL, PETS ALLOWED	Bath Desc: 1ST F BTH, BSM LAV	Other Rooms: LIVING RM
Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: 2 CAR, DET	Foundation: BASEMENT
Basement Type: PART FIN	Exterior Feat: PATIO, FENCED	Road Frontage: PAVED
Water Sewer: MUN WAT , WAT @STR , SEW-SANIT		

Pending Information

Pend Date: 8/28/2012 DOM: 21 N Sell Off: Sell Agt:
Sell Off. ID:

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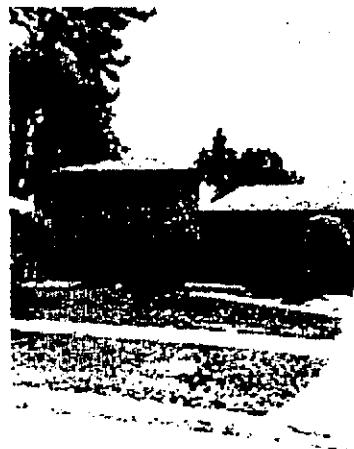
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Languages: English
Server RCO7



Listing Information			
#212081663 Ad: 1540 E MADGE AVE C: HAZEL PARK 48030-2169 Dir: S / 9 MILE RD AND WEST OF DEQUINDRE RD Lot Size: 80 X 108 Prop ID: 2536427002 Legal: T1N, R11E, SEC 36 FORD-OAK SUB LOT 56 Tax: Sum: \$1,920 Win: \$23 Year Built: 1942 Oth/Spc: YES Water Nm: Sq Ft: 922 TBS: Soil Type: Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED 336321 RALPH ROBERTS REALTY LLC BRYAN FLINT Co-List:	RES PEND Map: AF 30 Loc: S 9 MILE RD W DEQUINDRE R	ERTS/FS Front Ft: 80 Homestead: N Adl Doc: N FBS: % Wooded: 0 LD: 8/7/2012 Agt: 586-222-8182 Co-List Ph:	\$ 750 L Protect: 0 Area: 02257 Lavs: 0 LR: 13x11 E GR: FR: LB: DR: 09x12 E KT: 10x10 E Short Sale: N Gar: Y Ba: N FP: N Ph: 800-746-9464
Agent Only Remarks			
Call Showingtime for all showings #800-746-9464, 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in, 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime for all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.			
Features			
Exterior: VINYL WaterFront Desc: No Fuel Type: GAS Interior Feat: CABLE AVL Appliances: DISHW, DISPSL Road Frontage: PAVED	Architecture: 2-ST Terms: LEASE Cooling: 2+CEIL FAN Bath Desc: 2ND F BTH Garage: 2 CAR, DET Water Sewer: MUN WAT	Style: BUNGALOW Heating: FRCD AIR Water Heater: GAS Other Rooms: DINING RM, FLORIDA RM, LIVING RM Foundation: CRAWL	LC: N DWP: PAY: INT: TRM:
Pending Information			
Pend Date: 8/30/2012 Sell Off. ID:	DOM: 23 N	Sell Off:	Sell Agt:

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**Listing Information**

#212079525 Ad: 27724 WAGNER DR **RES PEND** **ERTS/FS** **\$ 69,900 S**
C: WARREN 48093-8355 Map: E 4 Loc: S MARTIN E HOOVER Area: 03131
Dir: S OFF OF MARTIN ONTO WAGNER Protect: 180
Lot Size: 55X55X131X131 Acr: 0.17 Front Ft: 55 BR: 3 Bath: 1 Lavs: 1
Prop ID: 1314326012 Sch: WARREN WOODS MBR: 13x12 U LR:
Legal: "ROYAL MANOR SUB." LOT 112 L.44 P.9-10 BR2: 12x11 U GR:
Tax: Sum: \$2,198 Win: \$132 Assoc. Fee: \$ Homestead: Y BR3: 10x10 U FR: 24x13 E
Year Built: 1961 Oth/Spc: YES Water Nm: Adl Doc: N BR4: LB:
Sq Ft: 1529 TBS: FBS: Pos: IMMED BR5: DR: 18x10 E
Soil Type: % Wooded: 0 Src: PRD BFT: KT: 14x11 E
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/1/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: N FP: N
Co-List: CHRIS KAYNE Co-List Ph: 248-895-3897 Cnt: CHRIS KAYN Ph: 248-895-3897
3897

Agent Only Remarks

CALL 1-800-SHOWING TO VIEW THIS HOME. BRICK TRI-LEVEL IN A VERY QUIET/WELL KEPT NEIGHBORHOOD. COMPLETELY UPDATED 15 YEARS AGO. NEWER ROOF AND WINDOWS. LOTS OF STORAGE IN THE CRAWL WHICH HAS A CEMENT FLOOR. CLOSE TO SCHOOLS (WALKING DISTANCE) and I 696. MUST USE LENDER KNOWN TO LISTING OFFICE. 10% EMD FOR ALL CASH OFFERS 5% FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A TO SUBMIT ALL OFFERS.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: TRI-LVL	Style: OTHER
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F LAV, 2ND F BTH	Garage: 2 CAR
Foundation: CRAWL	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/27/2012	DOM: 100 Y	Sell Off:	Sell Agt:

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 Languages: English
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**Listing Information**

#212079069 Ad: 3484 EAGLE DR RES PEND ERTS/FS \$ 140,000 S
C: TROY 48083-5635 Map: AF 21 Loc: N WATTLES E JOHN R Area: 02203
Dir: NORTH ON JOHN R FROM WATTLES TO NIAGRA LEFT ON EAGLE Protect: 180
Lot Size: 57X162 Acr: 0.21 Front Ft: BR: 3 Bath: 2 Lavs: 0
Prop ID: 2024302005 Sch: TROY MBR: 12x14 E LR: 14x16 E
Legal: T2N, R11E, SEC 24 BEAVER TRAIL SUB NO 3 LOT 395 BR2: 12x12 E GR:
Tax: Sum: \$2,699 Win: \$521 Assoc. Fee: \$ Homestead: Y BR3: 10x10 E FR:
Year Built: 1977 Oth/Spc: YES Adl Doc: N Pos: AT CLOSE BR5: LB:
Water Nm: FBS: Src: PRD BFT: DR: 12x12 E
Sq Ft: 1554 TBS: 0 % Wooded: 0 % Tillable: 0 KT: 10x10 E
Soil Type: % Tiled: 0
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 8/1/2012 Short Sale: Y
RALPH ROBERTS Agt: 586-751-0000 Acc: APPT Gar: Y Ba: Y FP: N
Co-List Ph: 586-751-0000 Cnt: 1 Ph: 2487652139

Agent Only Remarks

All dimensions are approximate. FP in Living room. Nice neighborhood. Subject to Bankruptcy Court / 3rd party approval House is sold AS IS

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH	Garage: 2 CAR
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT , SEW-SANIT

Pending Information

Pend Date: 8/1/2012	DOM: 44 Y	Sell Off:	Sell Agt:
Sell Off. ID:			

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PURCHASE AGREEMENT (Form A)

BROKER ADDRESS 315 Main, Clarkston 48346 TELEPHONE 248 625 0200 FAX 248 3833153

(Buyer) and its designated salespeople are agents for the Seller Purchaser Seller and Purchaser (Dual) (Buyer initials) KJ (Seller initials) acknowledge that this is or is not an in-house transaction in which the Buyer and Seller are each represented by different designated salespeople or same salespeople.

1. **AGREEMENT TO SELL.** The undersigned Seller and Purchaser agree to sell and purchase the following real property located in the [City, Village, Township] of TROY, OAKLAND County, Michigan, described as follows: [legal description and tax ID No.] 2024302005

commonly known as [address] 3484 Eagle DRIVE, which is (Form # 525) or is not on a private road, together with all improvements and appurtenances, including all lighting fixtures, shades, blinds, curtain rods, traverse rods, window treatments, storm windows and doors, screens, awnings, TV antenna, rotor and controls, satellite dish and accessories, water softener (rental units excluded), security system, central vacuum system and attachments, attached mirrors, garage door openers and transmitters, fireplace enclosure, grates, logs and gas attachments, landscaping, attached humidifier, fuel oil tanks at the time of possession, all tacked down carpeting, if any, now on the premises, and per MLS

(the "Property") and Purchaser agrees to pay Seller the sum of ONE HUNDRED TWENTY SIX THOUSAND Dollars \$ 126,000.00 (the "Purchase Price") subject to the existing building and use restrictions, easements, and zoning ordinances, if any, in accordance with the terms and subject to the conditions set forth in this Purchase Agreement ("Agreement").

2. **PAYMENT.** This transaction shall be consummated by the subparagraph checked below. (Check box that applies)

- A. **Cash Sale.** Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Attach Survey Addendum, (Form # 275)
- B. **Cash Sale With New Mortgage.** This Agreement is contingent upon Purchaser's ability to secure a FHA 203K mortgage in the amount of \$ 96,230. Purchaser agrees to pay the required down payment plus all mortgage costs, prepaid items, and adjustments. Seller shall deliver to Purchaser the usual Warranty Deed conveying marketable title upon tender of the Purchase Price. The Purchase Price shall be paid by cashier's check or certified funds. Purchaser agrees to apply for a mortgage, at his own expense, within 7 calendar days from the date of Seller's acceptance of this Agreement. Purchaser agrees to promptly and in good faith comply with the lender's request for necessary information required to process the loan application. Purchaser agrees to obtain a policy of flood insurance if required to do so by the mortgage lender. If a firm commitment for the specified mortgage cannot be obtained within 45 days from the date of Seller's acceptance and Seller fails to extend the time in writing within 5 days of the deadline, this Agreement shall be null and void and the Deposit shall be returned to Purchaser. Written evidence of mortgage denial shall be immediately presented to Seller. Denial of the specified mortgage shall render this Agreement null and void and the Deposit shall be returned to Purchaser.
- C. **Sale Subject to Existing Mortgage, Simple Assumption.** Attach Terms of Sale Addendum (Form # 213)
- D. **Sale Subject to Existing Mortgage, Requalification Required.** Attach Terms of Sale Addendum (Form # 213)
- E. **Sale by Land Contract.** Attach Land Contract Addendum (Form # 255)

3. **SELLER'S DISCLOSURES.** Purchaser acknowledges that he received from Seller a Seller's Disclosure Statement and, if the Property is residential housing built before 1978, a Lead-Based Paint and Lead-Based Paint Hazards Disclosure prior to signing this Agreement. Purchaser acknowledges that the information provided in the Seller's Disclosure Statement, Lead-Based Paint and Lead-Based Paint Hazards Disclosure and any other property disclosure statement is (a) based upon Seller's knowledge and is not a warranty of any kind by Seller or Listing and Selling Brokers and their salespeople; (b) not a substitute for any inspections or warranties Purchaser may wish to obtain; (c) provided solely by Seller and is not a representation made by Listing and Selling Brokers and their salespeople; and (d) a disclosure only and not intended to be a part of this Agreement. Seller authorizes Broker to distribute copies of the disclosure to any lender, appraiser and municipality, upon Purchaser's request.

4. **CONDITION OF PROPERTY.** Purchaser acknowledges that he is purchasing a USED structure in an AS IS condition. Purchaser acknowledges that (a) he has inspected the Property; (b) he has the opportunity to have additional inspections of the Property; and (c) neither Seller nor Listing and Selling Brokers and their salespeople have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that (a) the information provided in the multi-list description of the Property is not warranted or guaranteed; and (b) he has not relied on the multi-list description in making this Agreement.

(Initials) Seller JV / _____

(Initials) Purchaser KJ / _____

**Listing Information**

#212079013 Ad: 27685 CEDAR GLEN DR
T: CHESTERFIELD TWP 48051-2560
Dir: GRATIOT TO TELSTAR EAST TO ENTER SUB GO LEFT
Lot Size: 80X80X214X214 Acr: 0.39
Prop ID: 0920376034 Sch: LANSE CREUSE
Legal: CEDAR GLEN CONDOMINIUMS, M.C.C.P. 457, UNIT 34
Tax: Sum: \$1,629 Win: \$719 Assoc. Fee: \$
Year Built: 1999 Oth/Spc:
Water Nm:
Sq Ft: 1700 TBS:
Soil Type:
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/31/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List: CHRIS KAYNE Co-List Ph: 248-895- 3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Agent Only Remarks

TO SCHEDULE A SHOWING CALL 1-800-SHOWING. GREATROOM RANCH WITH SKYLIGHTS AND GAS FIREPLACE. VAULTED CEILINGS, CUSTOM KITCHEN CABINETS. MASTER WITH WHIRLPOOL TUB AND SEPARATE SHOWER. NEWER ROOF 3 YRS OLD. MIN. 10% EMD FOR ALL CASH OFFERS, 5% FOR ALL OTHER OFFERS. EMD TO BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL FOR ADDENDUM BEFORE WRITING OFFER. MUST USE LENDER KNOWN TO LISTING OFFICE.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR BTH	Garage: 2 CAR, SIDE ENTRY
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/30/2012	DOM: 42 Y	Sell Off:	Sell Agt:
Sell Off. ID:			

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**Listing Information**

#212074171 Ad: 7201 ALPINE VIEW CT
T: WHITE LAKE TWP 48383-2440
Dir: M-59 TO PORTER ROAD, N/O PORTER ROAD TO ALPINE VIEW COURT
 Lot Size: 165X273 Acr: 0 Map: J 15 Loc: N M-59 W PORTER ROAD ERTS/FS \$ 190,000 S
 Prop ID: 1216376019 Sch: HURON VALLEY Front Ft: 165 BR: 4 Bath: 3 Area: 02121
 Legal: T3N, R8E, SEC 16 & 21 OAKLAND COUNTY CONDOMINIUM PLAN NO 865 ALPINE BR2: 15x12 E Protect: 180
 ESTATES UNIT 4 L 14754 P 720 6-20-94 FR 014 MBR: 17x14 E Lavs: 0
 Tax: Sum: \$4,601 Win: \$1,212 Assoc. Fee: \$81 ANNUALLY Homestead: Y BR3: 13x13 L FR: 23x23 L
 Year Built: 1994 Oth/Spc: YES Adl Doc: N BR4: 13x13 L LB:
 Water Nm: FBS: Pos: CLOSING BRS: DR: 13x12 E
 Sq Ft: 1694 TBS: 1694 % Wooded: 0 Src: PRD BFT: KT: 15x13 E
 Soil Type: % Tilled: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/19/2012 Short Sale: Y
 RALPH ROBERTS Agt: 586-549-9346 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
 Co-List: TIMOTHY COOK Co-List Ph: 313-550-5604 Cnt: BUNNY MONT Ph: 586-549-9346

Agent Only Remarks

Gorgeous sprawling ranch with finished walkout. Hdwd. floors throughout upper & lower levels, 1st floor LC: N master suite w/walk in closet. Kitchen and great room with fireplace lead to large deck overlooking wooded lot. Dream home potential! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
Site Desc: WOODED, HILLY-RAVINE	WaterFront Desc: No	Terms: CONV, FHA, VA, CASH
Heating: FCND AIR	Fuel Type: GAS	Cooling: CENTRAL, CEIL FAN
Water Heater: GAS	Fireplace Type: GRT RM, GAS	Interior Feat: CABLE AVL, AIR CLEANR, HUMIDF, SMP PUMP, JETTED TUB
Bath Desc: 1ST F BTH, 1ST F LAV, MBR BTH, BSM BTH	Other Rooms: DINING RM, 1ST FL LAU, GREAT RM, FAMILY RM	Appliances: DISHW, DISPSL
Garage: 2 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: FINISHED, WALKOUT
Exterior Feat: DECK	Road Frontage: PAVED	Water Sewer: WELL, SEPTIC

Pending Information

Pend Date: 8/22/2012 DOM: 49 Y Sell Off: Sell Agt:
 Sell Off. ID:

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KELLER WILLIAMS
REALTY

Commerce Market Center
1900 Union Lake Rd., Suite 210
Commerce Twp., MI 48341
Phone: 248.340.2100
Fax: 248.404.3701

West Bloomfield Market Center
3000 Northwestern Hwy., Suite 300
Farmington Hills, MI 48334
Phone: 248.626.2100
Fax: 248.624.2103

Troy Market Center
1700 W. Big Beaver, Suite 100
Troy, MI 48084
Phone: 248.647.7200
Fax: 248.647.7208

PURCHASE AGREEMENT

1. THE UNDERSIGNED Buyer offers and agrees to purchase the following land situated in the City, Township, Village of **White Lake**, **Oak** County, Michigan as legally described as follows:
144,000 SF OF LAND AND A 1,000 SQFT CONDO IN THE ALPINE RETREATS UNIT # L 14794 P 720 S-20-P4 PL Q16
commonly known as 7801 Alpine View St. together with all improvements and appurtenances including lighting fixtures and fans, attached mirrors, fireplace screen and enclosures, gas logs and accessories, central vacuum system and attachments, window treatments, drapery hardware, curtain and traverse rods, blinds and shades, attached carpeting, built-in cabinetry, built-in kitchen appliances and equipment, storm windows and doors, screens, awnings and shutters, landscaping, TV antenna, rotor and controls, satellite dish and accessories, garage door opener and transmitters, fuel tanks and items of possession, attached by midilites, water softeners (rental units excluded) if any, now in or on the premises, and,

the sum of **One hundred eighty thousand 00/00** Dollars, **180,000.00** and to pay therefore subject to existing building and use restrictions, easements and zoning ordinances, if any, upon the following terms of sale:

THE SALE TO BE CONSUMMATED BY: (Use paragraph A, B, C, or D)

A. CASH SALE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money to be made in cash, cashier's check or certified funds.
B. CASH SALE WITH NEW MORTGAGE: Delivery of the usual Warranty Deed conveying marketable title. Payment of purchase money to be made in cash, cashier's check, or certified funds. This Agreement is contingent upon Purchaser being able to secure a conventional mortgage in the amount of **144,000.00** and pay **36,000.00** down plus mortgage costs, pre-paid items, and adjustments in cash. Purchaser agrees to apply for such mortgage within **7** calendar days from acceptance of this offer. Purchaser agrees that in connection with said application to lender, Purchaser will promptly comply with lender's request for all information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within **15** calendar days from date of acceptance, at Seller's or Purchaser's written option, this offer can be declared null and void and Purchaser's deposit returned forthwith.
C. APPLICABLE TO PA OR VA SALES ONLY: See attached PA/VA Addendum.
D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. CLOSING Upon acceptance of this Agreement by Seller and conveyance of title in the condition required herein, Seller and Purchaser agree to consummate the sale on or before **week 36**. Closing of this sale shall take place at the office of listing broker, this company, or lending institution.

3. OCCUPANCY The property is owner occupied, tenant occupied, vacant. Seller shall deliver and Purchaser shall accept possession of said property subject to rights of present lessee, if any. If Seller occupies property it shall be vacated and keys surrendered to Broker **0** calendar days after closing. From the day after closing through the day of vacating the property as agreed, Seller shall pay the sum of **\$6.00** per day. Broker shall retain from the amount due Seller at closing, the sum of **\$1,000.00** as security for said occupancy charge, paying to Purchaser the amount due and returning to Seller the unused portion as determined by the date property is vacated and keys surrendered to Broker. Said occupancy charge can be disbursed every 30 days of Purchaser's request. Broker has no obligation, implied or otherwise, for seeing that the premises are vacated on the date specified or for the condition of the premises but is only acting as an escrow agent for holding the occupancy deposit. Seller is responsible for the water bill until Seller gives possession and takes a final water meter reading.

4. EARNEST MONEY DEPOSIT Broker is hereby authorized to make this offer and the deposit of **\$5,000.00** Dollars in the form of cash, check as earnest money to be held by Keller Williams or returned in accordance with the terms of this Agreement. BROKERS ACKNOWLEDGEMENT OF DEPOSIT: Received by Keller Williams **ROBERT SCHWARTZ**
(Sales Associate)

5. HOME WARRANTY Purchaser accepts declines an America's Preferred Supreme Home Protection Plan. Paid by: Seller Purchaser Other

6. AGENCY By the signatures below Purchaser and Seller hereby acknowledge that the selling broker/sales associate are acting in the capacity of: Seller's Agent, Buyer's Agent, Dual Agent, Transaction Coordinator

T. M.
Buyer/Seller

J.W.
Seller/Signed
Signature

Page 1 of 5
This contract is for use by Residential Subscribers, use by any other party is illegal and voids the contract.

**Listing Information**

#212073094 Ad: 15837 GARDENIA CT
T: MACOMB TWP 48042-2855
Dir: N OFF OF 24 MILE ONTO CLARION TO 1ST STREET ON LEFT
Lot Size: 51X205X132X113 Acr: 0.23
Prop ID: 0807451009 Sch: UTICA
Legal: VILLA ROSA SUB NO 1 LOT 20 LTB#R: 92 PAGE: 25-27
Tax: Sum: \$2,267 Win: \$995 Assoc. Fee: \$
Year Built: 1991 Oth/Spc:
Water Nm:
Sq Ft: 3412 TBS: Adl Doc: N FBS: % Wooded: 0
Soil Type:
Comp Agt: Sub Agency: Y 2.5% Buyer Agency: Y 2.5% Transaction Coord.: Y 2.5% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/16/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
Co-List: CHRIS KAYNE Co-List Ph: 248-895-3897 Cnt: CHRIS KAYNE Ph: 248-895-3897

Agent Only Remarks

TO SHOW PLEASE CALL 1-800-SHOWING. UTICA SCHOOLS. 4 LARGE BEDROOMS, RAISED ENTRY TO THE LC: N
MASTER W/PAN CEILING, MAIN BATH HAS A TUB AND A SHOWER. BEAUTIFUL 1ST FLOOR KITCHEN WITH DWP:
ISLAND AND GRANITE COUNTERS AND A FULL KITCHEN IN THE FINISHED BASEMENT. 2 FIREPLACES, 1 IN PAY:
GR AND 1 IN THE BASEMENT. ENJOY THE SUMMER DAYS IN THE BEAUTIFUL SHANGRILA OF A BACKYARD. INT:
NOT A SHORT SALE OR BANKRUPTCY OR BANK OWNED. TRM:

Features

Exterior: BRICK	Architecture: 2-ST	Construction Feat: PLATTED SUB
Style: COLONIAL	Site Desc: WOODED	WaterFront Desc: No
Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR	Fuel Type: GAS
Cooling: CENTRAL	Water Heater: GAS	Fireplace Type: GRT RM, BSMNT, NATURAL, GAS
Interior Feat: CABLE AVL, HUMIDF, SMP PUMP, JETTED TUB, SECURITY ALARM (OWNED)	Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, BSM LAV	Other Rooms: DINING RM, 1ST FL LAU, GREAT RM, LIBR/STDY, BRKFST RM
Appliances: STV, REF, DISHW, WASH, DRY, MICRO, DISPSL	Garage: 3 CAR, ATT, SIDE ENTRY, DIRECT ACC, OPENER, 2ND GAR	Foundation: BASEMENT
Basement Type: FINISHED	Exterior Feat: PATIO, PORCH, SPRINKLR, OUTSD LGHT	Road Frontage: PAVED
Water Sewer: MUN WAT, SEW-SANIT		

Pending Information

Pend Date: 9/14/2012 DOM: 64 N Sell Off: Sell Agt:

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO7

**Listing Information**

#212072321 Ad: 35636 SHOOK LN
T: CLINTON TWP 48035-3227
Dir: N OFF OF SHOOK N. ONTO SHOOK LANE
Lot Size: 63X176 Acr: 0.26 Map: M 8 Loc: N OFF SHOOK E HARPER
Prop ID: 1125354014 Sch: LANSE CREUSE
Legal: 50-11-25-354-014 D 46 D67 TAUBITZ MANOR SUBN LOT 46.
Tax: Sum: \$1,159 Win: \$860 Assoc. Fee: \$ Front Ft: 63 BR: 3 Bath: 1
Year Built: 1966 Oth/Spc: YES Homestead: Y MBR: 12x10 E
Water Nm: Adl Doc: N BR2: 11x10 E GR:
Sq Ft: 1162 TBS: FBS: Src: PRD FR: 17x10 E
Soil Type: % Wooded: 0 Pos: IMMED BFT:
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: N Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 7/13/2012 Short Sale: N
RALPH ROBERTS Agt: 248-895-3897 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List Ph: 248-895- 3897 Cnt: CHRIS KAYN Ph: 248-895-3897

Agent Only Remarks

TO SHOW CALL 1-800-SHOWING. LANSE CREUSE SCHOOLS. 3 BEDRM, 1.1 BATH BRICK RANCH
W/FAMILY ROOM JUST 500 YARDS FROM HARRISON TWP. DEEP LOT, ATTACHED EXTRA DEEP
GARAGE, NEWER ROOF. MIN 10% EMD FOR ALL CASH OFFERS, 5% FOR ALL OTHER OFFERS. EMD TO PAY:
BE IN CERT FUNDS AND HELD BY LISTING OFFICE. MUST USE ATTACHED P/A FOR ALL OFFERS. CALL INT:
LIST AGENT FOR ADDENDUM. MUST USE LENDER KNOWN TO LISTING OFFICE.

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH, MBR LAV	Garage: 1 CAR
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 8/29/2012	DOM: 47 N	LC: N
Sell Off. ID:	Sell Off:	DWP:
		TRM:

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Languages: English
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**Listing Information**

#212064807 Ad: 11009 23 MILE RD RES PEND ERTS/FS \$ 850 L
 T: SHELBY TWP 48316-4612 Map: C 16 Loc: N 23 MILE RD W VAN DYKE HW Area: 03071
 Dir: VAN DYKE HWY TO 23 MILE RD WEST EXIT 1/4 MILE DOWN ON RIGHT Protect: 0
 Lot Size: 80 X 200 Acr: 0.83 Front Ft: 0 BR: 2 Bath: 1 Lavs: 1
 Prop ID: 0715452024 Sch: UTICA MBR: 16x11 E LR: 24x18 E
 Legal: L 285B4B1A B5A1A B5B1A 81 SPLIT & COMB, 92 SPLIT T3N R12E SEC 15 BR2: 10x15 E GR:
 COMM AT SE COR SEC 15, TH N 89 DEG 2' 42" W 2445 FT TO POB, TH
 Tax: Sum: \$1,241 Win: \$1,010 Assoc. Fee: \$ Homestead: N BR3: FR:
 Year Built: 1955 Oth/Spc: Adl Doc: N BR4: LB:
 Water Nm: FBS: Pos: 0 BRS: DR: 09x13 E
 Sq Ft: 1550 TBS: Src: PUB REC BFT: KT: 15x11 E
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 6/23/2012 Short Sale: N
 BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: N Ba: N FP: N
 Co-List: Co-List Ph: Cnt: SHOWINGTIM Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the LC: N
 security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No DWP:
 landlord disputes or evictions please. Income is more important. Call Showingtime for all showings PAY:
 #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent INT:
 to Prepare Lease. Pets under 20lbs ok. No Garage Included. TRM:

Features

Exterior: ALUMINUM	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: BASEBD, HOT WAT
Fuel Type: OIL	Cooling: 2+ WINDOW, 2+CEIL	Water Heater: GAS
Interior Feat: CABLE AVL, PETS ALLOWED	Bath Desc: 1ST F BTH	Other Rooms: FLORIDA RM, LIVING RM, LIBR/STDY
Appliances: STV, REF, DISHW, MICRO, DISPSL	Garage: NO GARAGE	Foundation: CRAWL
Exterior Feat: DECK	Road Frontage: PAVED	Water Sewer: SEW-SANIT

Pending Information

Pend Date: 7/23/2012 DOM: 30 N Sell Off: Sell Agt:
 Sell Off. ID:

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**Listing Information**

#212060121Ad: 21409 SCOTIA LN
T: ROYAL OAK TWP 48220-2159
Dir: WOODWARD WEST TO 8 MILE RD TO MEYERS RD NORTH TO SCOTIA LN
Lot Size: 60X121 Acr: 0.2 Sch: OAK PARK
Prop ID: 2532401017 Legal: T1N, R11E, SEC 32 NORTHLAND OAKS SUB LOT 1
Tax: Sum: \$588 Win: \$1,669 Assoc. Fee: \$
Year Built: 1964 Oth/Spc:
Water Nm: Adl Doc: N FBS: % Wooded: 0
Sq Ft: 1075 TBS: % Tillable: 0
Soil Type: % Tiled: 0
Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 6/12/2012 Short Sale: N
BRYAN FLINT Agt: 586-751-0000 Acc: APPT/LCKBX Gar: N Ba: Y FP: N
Co-List Ph: Cnt: SHOWINTIME Ph: 800-746-9464

Agent Only Remarks

Call Showingtime for all showings #800-746-9464. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Showingtime or all showings #800-746-9464. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.

Features

Exterior: BRICK, STONE	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Interior Feat: PETS ALLOWED	Bath Desc: 1ST F BTH, 1ST F LAV
Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: NO GARAGE
Foundation: BASEMENT	Basement Type: UNFINISHED	Exterior Feat: FENCED
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 6/28/2012	DOM: 16 N	Sell Off: Sell Agt:
Sell Off. ID:		

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 Languages: English
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**Listing Information**

#212052483 Ad: 4310 LEROY CT RES PEND ERTS/FS \$ 1,095 L
 T: WHITE LAKE TWP 48383-1461 Map: G 14 Loc: N M-59 W ORMAND Area: 02121
 Dir: ORMOND TO JACKSON @ WHITE LAKE INN, TO LEROY Protect: 0
 Lot Size: 99F137B130R130L Acr: 0 Front Ft: 99 BR: 2 Bath: 1 Lavs: 0
 Prop ID: 1207160014 Sch: HURON VALLEY MBR: 12x10 E LR: 15x12 E
 Legal: T3N, R8E, SEC 7 WHITE LAKE GROVE SUB N 1/2 OF LOT 42 & ALL OF LOT 43 BR2: 10x10 E GR:
 Tax: Sum: \$2,463 Win: \$863 Assoc. Fee: \$ Homestead: N BR3: FR:
 Year Built: 1940 Oth/Spc: YES Adl Doc: N Pos: IMMEDIATE BR5: LB:
 Water Nm: Sq Ft: 1016 TBS: FBS: Src: PUB REC BFT: DR:
 Soil Type: % Wooded: 0 % Tillable: 0 % Tilled: 0 KT: 09x11 E
 Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 5/22/2012 Short Sale: N
 BRYAN FLINT Agt: 586-222-8182 Acc: APPT/LCKBX Gar: Y Ba: N FP: N
 Co-List: Co-List Ph: Cnt: SHOWINTIME Ph: 800-SHOWING

Agent Only Remarks

Available JImmediately, Call Showingtime for all showings #800-Showing, 1st month's rent and up LC: N
 to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. DWP:
 List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. MUST PAY:
 Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. INT:
 Pets Negotiable W/ Fee. TRM:

Features

Exterior: VINYL	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH	Other Rooms: FLORIDA RM
Appliances: STV, REF, DISHW, WASH, DRY, MICRO, DISPSL	Garage: 1 CAR, ATT	Foundation: CRAWL
Road Frontage: GRAVEL	Water Sewer: MUN WAT	

Pending Information

Pend Date: 7/2/2012	DOM: 41 N	Sell Off:	Sell Agt:
Sell Off. ID:			

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 Languages: English
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**Listing Information**

#212044074 Ad: 10754 GULLEY ST
C: TAYLOR 48180-3225
Dir: GODDARD TO WESTLAKE N TO MADDEN W TO GULLEY
Lot Size: 60X120 Acr: 0 Front Ft: 60 BR: 3 Bath: 1 \$ 59,900 S
Prop ID: 60043040178000 Sch: TAYLOR MBR: 12x10 E Area: 05131
Legal: 17P178 LOT 178 LANDMARK SUB NO. 2 T3S R10E L91 P16 TO 18 WCR MBR: 10x09 E Protect: 15
Tax: Sum: \$1,866 Win: \$491 Assoc. Fee: \$ Homestead: Y BR3: 09x10 E GR:
Year Built: 1970 Oth/Spc: YES
Water Nm: Adl Doc: Y Pos: IMMED BR5: DR:
Sq Ft: 1238 TBS: FBS: Src: ESTIMATED BFT: KT: 12x10 E
Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 5/1/2012 Short Sale: N
RALPH ROBERTS Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
Co-List: WALID BAST Co-List Ph: (734) 934-3498 Cnt: SHOWNGTIME Ph: 800SHOWING

Agent Only Remarks

Fantastic quiet location! 3 bedroom brick ranch with a family room with fire place, formal living room and a full basement. 2 car attached garage, secluded & private back yard with privacy fence. Sold "as is", purchaser is responsible for all insp. & repairs if any. Refer to uploaded docs for offer instructions. All info is estimated.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CASH	Heating: FRCD AIR
Fuel Type: GAS	Water Heater: GAS	Fireplace Type: FAM RM
Bath Desc: 1ST F BTH, 1ST F LAV	Other Rooms: 1ST FL MBR, LIVING RM, FAMILY RM	Garage: 2 CAR, ATT
Foundation: BASEMENT	Basement Type: UNFINISHED	Exterior Feat: PATIO, FENCED, OUTSD LGHT
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 8/3/2012 DOM: 220 Y Sell Off: Sell Agt:

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**Listing Information**

#212041986 Ad: 9119 GARFIELD DR
T: NORTHFIELD TWP 48189-9273
Dir: EAST SHORE TO LAKEVIEW TO GARFIELD
 Lot Size: 120X100 Acr: 0.28 Map: V 1 Loc: NASH E LINCOLN ERTS/FS \$ 110,000 S
 Prop ID: B00205379033 Sch: WHITMORE LAKE Front Ft: 120 BR: 3 Bath: 2 Area: 04041
 Legal: ASSR REQUEST **FROM 0205379023 04/09/92 **FROM 0205379024 MBR: 12x14 U Protect: 15
 04/09/92 **FROM 0205379025 04/09/92 **FROM 0205379026 04/09/92 NO BR2: 13x10 U Lavs: 1
 45-1 Tax: Sum: \$861 Win: \$2,131 Assoc. Fee: \$ Homestead: Y BR3: 13x10 U FR: 14x15 E
 Year Built: 1992 Oth/Spc: Adl Doc: Y BR4: LB: 10x10 E
 Water Nm: FBS: Pos: IMMED BR5: DR: 10x11 E
 Sq Ft: 2000 TBS: Src: EST BFT: KT: 09x09
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
 Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 4/26/2012 Short Sale: Y
 RALPH ROBERTS Agt: 586-751-0000 Acc: APPT Gar: Y Ba: N FP: Y
 Co-List: WALID BAST Co-List Ph: 734-934-3498 Cnt: WALID BAST Ph: 734-934-3498
 3498

Agent Only Remarks

All showings call 1800SHOWING. Within walking distance to downtown Whitmore lake. Lake
 privileges to all sports whitmore lake. 3 bedroom, 2.5 baths. Kitchen opens to family room with a nice
 field stone fireplace, some wood floors, recess lighting & an open floor plan. Sold as is, purchaser is
 responsible for all Insp. & repairs if any. all offers & commissions are subject to 3rd party approval.
 All info is estimated. 24 Hour notice to show.

Features

Exterior: VINYL	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: FAM RM	Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH	Garage: 2 CAR, ATT
Foundation: CRAWL	Road Frontage: GRAVEL	Water Sewer: WELL, SEW-SANIT

Pending Information

Pend Date: 7/30/2012	DOM: 95 N	Sell Off:	Sell Agt:
Sell Off. ID:			

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 Languages: English
 Server RCOB



REALTORS

I-1



Sales Contract

Selling Office ERA Reutert Realty MLS BRKR# ES131125 Date 8-12-2012
 Listing Office Ralph Roberts Realty LLC MLS BRKR# Time 10:00 AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 914 Garfield Dr
Lakeview, AT 46189 - 9275
Kalkaska County, Michigan, and legally described as: _____

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 55,000 .

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) Conventional mortgage loan in the amount of \$ 80,000 . Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____ , Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 10 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM I OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

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**Listing Information**

#212037880 Ad: 49129 PENINSULAR DR
T: VAN BUREN TWP 48111-4977

RES PEND	ERTS/FS	\$ 254,900 S
Map: B 16	Loc: N W HURON RIV E	Area: 05111
LINDAVISTA		
Dir: RAWSONVILLE TO HURON RIVER E TO MISSION POINTE		
Lot Size: 80X130 Acr: 0.24		
Prop ID: 83079030078000 Sch: VAN BUREN		
Legal: *20G78* LOT 78 MISSION POINTE ON THE LAKE SUB T3S R8E L 120 P 80 TO 91 WCR-K-88.40		
Tax: Sum: \$2,267 Win: \$1,394 Assoc. Fee: \$280 ANNUALLY		
Year Built: 2005 Oth/Spc: YES		
Water Nm:	Adl Doc: Y	Homestead: Y
Sq Ft: 3215	FBS:	Pos: IMMED
Soil Type:	% Wooded: 0	Src: PRD
Comp Arr:	Buyer Agency: Y 3	Transaction Coord.: Y 3
586-751-0000		
Ralph Roberts Realty LLC		
Ralph Roberts		
Co-List: WALID BAST		
3498		
Agent Only Remarks		
2 show Call 800 SHOWING With room to roam & endless list of upgrades; Cherry cabinets, granite, MUST SEE!! Please refer to uploaded docs for offer instructions, offers & commissions are subject to 3rd party approval. Short sale negotiations are handled by special counsel on behalf of the estate. Purchaser is responsible for paying \$410 water meter installation fee in addition to ANY and ALL inspection fees. SOLD ABSOLUTELY AS IS.		
Features		
Exterior: BRICK	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: GRT RM	Interior Feat: INTRCM, CABLE AVL, SMP PUMP, JETTED TUB, SECURITY ALARM (OWNED)	Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH
Other Rooms: DINING RM, 1ST FL LAU, REC. RM, LIVING RM, FAMILY RM, LIBR/STDY	Garage: 3 CAR, ATT, OPENER, ELECT	Foundation: BASEMENT
Exterior Feat: DECK, SPRINKLR, OUTSD LGHT	Road Frontage: PAVED	Water Sewer: MUN WAT
Pend Date: 6/11/2012	DOM: 108 Y	
Sell Off. ID:	Sell Off:	Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
Server RC0B



I-1



Sales Contract

REALTORS

Selling Office RE/MAX DREAM PROPERTIES MLS BRKR# 367613 Date 04/17/2012
 Listing Office RALPH ROBERTS REALTY, LLC MLS BRKR# 336321 Time AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 19129 PENINSULAR DRIVE
VAN BUREN TWP, MI 48111-1977
WAYNE County, Michigan, and legally described as: *20G78* LOT 78 MISSION POINTE
ON THE LAKE SUB T3S RSG L 120 P 80 to 91 WCR-K-88-40

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The
 property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 255,000.00.

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:

CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) CONVENTIONAL mortgage loan in the amount of \$ 229,500.00. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before 06/15/12, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing or approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 3 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM I OCT/09

Page 1 of 4

Ralph J. Roberts Real Estate, LLC | 1900 Hall Road Scitling Heights, MI 48026
 Phone: (316)751-0000 Fax: (316)620-6460 Ralph Roberts

Unfilled

5/9/12 107 pm
 Next to house of
 J. Roberts
 (D)

**Listing Information**

212036765 Ad: 8650 PAIGE AVE
C: WARREN 48089-1745
Dir: OFF LORRAINE
Lot Size: 40X116 Acr: 0.11
Prop ID: 1327385007 Sch: VAN DYKE
Legal: PIPER'S VAN DYKE SUB NO 7 LOT 1589 L6 P80
Tax: Sum: \$818 Win: \$43 Assoc. Fee: \$
Year Built: 1959 Oth/Spc:
Water Nm:
Sq Ft: 856 TBS: FBS:
Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
Comp Arr: Sub Agency: Y 1000 Buyer Agency: Y 1000 Transaction Coord.: Y 1000 Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 4/10/2012 Short Sale: N
LANETTE LOUWERS Agt: (586) 751-0000 Acc: APPT Gar: Y Ba: N FP: N
Co-List: Co-List Ph: Cnt: LANETTE Ph: 586 872 0331

Agent Only Remarks

THIS IS NOT A SHORT SALE OR BANK OWNED Very nice 2 bedroom vinyl ranch with oversized 2 1/2 LC: N
 gar with remote opener. family room off kit could be possible 4th bed or formal dining. mostly DWP:
 newer windows first floor laundry room. berber carpet Agents please call 1800-showing for all appts PAY:
 no lock box owner occupied all measurements are estimate not actual INT:
 TRM:

Features

Exterior: VINYL	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH	Garage: 2 CAR
Foundation: CRAWL	Road Frontage: PAVED	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 9/26/2012	DOM: 169 N	Sell Off: Sell Agt:
Sell Off. ID:		

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO9

**Listing Information**

#212035188 Ad: 368 N HARVEY ST RES PEND ERTS/FS \$ 114,900 S
C: PLYMOUTH 48170-1223 Map: F 5 Loc: N PENNINMAN W N MILLS Area: 05013
Dir: PENNIMAN TO CHURCH TO HARVEY Protect: 15
Lot Size: 50X124 Acr: 0.14 Front Ft: 50 BR: 2 Bath: 1 Lavs: 0
Prop ID: 49005110100000 Sch: PLYMOUTH CANTON MBR: 12x10 U LR: 12x18 E
Legal: 26R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS ADDITION TO BR2: 10x11 U GR:
PLYMOUTH VILLAGE TIS R8E L22 PS4 WCR
Tax: Sum: \$3,200 Win: \$359 Assoc. Fee: \$ Homestead: Y BR3: FR:
Year Built: 1910 Oth/Spc: Adl Doc: Y BR4: LB:
Water Nm: FBS: Pos: IMMED BR5: DR: 10x12 E
Sq Ft: 840 TBS: Src: PRD BFT: KT: 09x10 E
Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 4/9/2012 Short Sale: Y
RALPH ROBERTS Agt: 734-934-3498 Acc: APPT/LCKBX Gar: Y Ba: Y FP: N
Co-List: WALID BAST Co-List Ph: (734) 934-3498 Cnt: WALID BAST Ph: 734-934-3498

Agent Only Remarks

All showings call 1800SHOWING..Location...Location...potential galore. Great opportunity is this fixer upper within walking distance to down town Plymouth. Sold as is, purchaser is responsible for all inspections and repairs, seller WILL NOT make or pay for any repairs. Please refer to uploaded docs for offer instructions. All offers and comissions are subject to 3rd party approval. All info is estimated and must be verified.

LC: N
 DWP:
 PAY:
 INT:
 TRM:

Features

Exterior: ALUMINUM	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CASH, FHA 203K	Heating: FRCD AIR
Fuel Type: GAS	Bath Desc: 1ST F BTH	Garage: 1 CAR
Foundation: BASEMENT	Road Frontage: PAVED	Water Sewer: MUN WAT

Pending Information

Pend Date: 5/10/2012	DOM: 31 N	Sell Off:	Sell Agt:
Sell Off. ID:			

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 Languages: English
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I-1



Sales Contract

Selling Office Ralph Roberts Realty, LLC MLS BRKR# Date May 4, 2012
 Listing Office Coldwell Banker Weir Manuel - Plymouth MLS BRKR# 195105 Time 10 AM PM

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at City of Plymouth

Wayne County, Michigan, and legally described as: 368 N. Harvey Street
 (Property ID: 49005110100000) (Legal: 28R100 LOT 100 ALSO W 1/2 ADJ VAC ALLEY KATE E ALLENS
 ADDITION TO PLYMOUTH VILLAGE TIS R8E L22 P54 WCR)

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; blinds;awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 115,000.
3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:
 - CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
 - NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within ____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
 - LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
 - MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within _____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. **TAXES AND ASSESSMENTS** Seller will pay all prior year's real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
 - NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM I OCT/09

Page 1 of 4

Ralph L. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (313)731-0000 Fax: (313)620-6469 Ralph Roberts

Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogic.com

DK
Buyer Initialed
Uninitialled

**Listing Information**

#212032250 Ad: **4548 SEDONA DR**
T: INDEPENDENCE TWP 48348-2268
Dir: **CLARKSTON RD TO N/ ON ESTON R/ ON SEDONA**
Lot Size: **139X240** Acr: **0** Front Ft: **BR: 4 Bath: 3** Lavs: **1**
Prop ID: **0801451010** Sch: **LAKE ORION** MBR: **19x14 U** LR:
Legal: **T4N, R9E, SEC 1 OAKLAND COUNTY CONDOMINIUM PLAN NO 938** BR2: **16x12 U** GR: **19x16 E**
INDIANWOOD ESTATES UNIT 37 L 15379 P 381 10-23-95 FR 401-008 TO 011
Tax: Sum: **\$2,675** Win: **\$1,015** Assoc. Fee: **\$95 QUARTERLY** Homestead: **Y** BR3: **13x12 U** FR:
Year Built: **1996** Oth/Spc: Adl Doc: **N** Pos: **AT CLOSE** BR4: **14x12 U** LB: **12x12 E**
Water Nm: Sq Ft: **3314** TBS: **0** FBS: Src: **PRD** BFT: **14x09 E** DR: **14x12 E**
Soil Type: % Wooded: **0** % Tillable: **0** % Tiled: **0** KT: **14x13 E**
Comp Arr: Sub Agency: **Y** 3% Buyer Agency: **Y** 3% Transaction Coord.: **Y** 3% Ownership: **PRIVATE - OWNED**
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: **3/29/2012** Short Sale: **Y**
RALPH ROBERTS Agt: **586-751-0000** Acc: **APFT** Gar: **Y** Ba: **Y** FP: **Y**
Co-List: **LANETTE LOUWERS** Co-List Ph: **586-751-0000** Cnt: **DEBORAH** Ph: **248.765.2139**

Agent Only Remarks

Large 4 bed / 3 bath home in private sub. Built in pool. Hardwood floors. Cathedral ceiling, library. LC: **N**
LL is partitioned and drywalled. Property is subject to highest / best and bankruptcy court approval. DWP:
CCS waiting 3rd party approval / no showings PAY:
INT:
TRM:

Features

Exterior: VINYL	Architecture: 2-ST	Style: VICTORIAN
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRC'D AIR
Fuel Type: GAS	Cooling: CENTRAL	Fireplace Type: GRT RM
Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, OTHER	Garage: 3 CAR	Foundation: BASEMENT
Road Frontage: GRAVEL	Water Sewer: WELL , SEPTIC	

Pending Information

Pend Date: 4/23/2012	DOM: 25 N	Sell Off:
Sell Off. ID:		Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC
Languages: English
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H-1



Sales Contract

Setting Office Real Estate Gives
Listing Office _____

MLS Broker# _____

MLS Broker# _____

Date 4-2-2012
Time 10 AM PM

1. PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at 4548 Sedona independence

OAKLAND County, Michigan, and legally described as: T4N, R9E, SEC 1 OAKLAND COUNTY CONDOMINIUM PLAN NO 938 INDIANWOOD ESTATES UNIT 371 15379 P 38110-83-95 FR 401-008 TO 011

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless specified); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screen, storm windows and doors; landscaping, fences, and walkways, if any; and See Addendum.

but does not include _____. The property is purchased subject to zoning ordinances and to use restrictions and covenants of record.

2. SALES PRICE The sales price is \$ 200,000 215,000

3. METHOD OF PAYMENT All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

- CASH:** Buyer will pay the sales price in cash upon Seller's delivery of a Trustee Deed conveying marketable title.
- NEW MORTGAGE:** This agreement is contingent on Buyer's ability to obtain a(n) CONVENTIONAL mortgage loan in the amount of \$ 190,000 95%. Buyer will apply for the loan within 5 days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
- LAND CONTRACT:** Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
- MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT:** If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. TITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil borings, results of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or as attached addendum.

6. PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. TAXES AND ASSESSMENTS Seller will pay all prior year's real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

- NO PRORATION** Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM 1 OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
Phone: (586)751-0000 Fax: (586)751-6469 Ralph Roberts

Dated

Produced with eZForm® by eZlogic 18570 Green Mile Road, Fraser, Michigan 48026 www.ezform.com

**Listing Information**

#212029096 Ad: 2095 YORKSHIRE RD
C: BIRMINGHAM 48009-5917
Dir: MAPLE TO ETON, NORTH ON ETON TO YORKSHIRE
 Lot Size: 75 X 149.69 Acr: 0 Front Ft: 75 BR: 3 Bath: 2 \$ 150,000 S
 Prop ID: 2030453015 Sch: BIRMINGHAM MBR: 12x11 E Area: 02192
 Legal: T2N, R11E, SEC 30 EAST MAPLE GARDENS S 149.3 FT OF LOT 70 BR2: 10x10 E Protect: 180
 Tax: Sum: \$3,299 Win: \$745 Assoc. Fee: \$ Homestead: Y BR3: 11x10 E Lavs: 0
 Year Built: 1950 Oth/Spc: YES % Wooded: 0 BR4: GR:
 Water Nm: Adl Doc: N Pos: CLOSING BRS: FR:
 Sq Ft: 1181 TBS: FBS: 580 Src: PRD BFT: LB:
 Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 DR:
 Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED KT: 10x13 E
 336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 3/22/2012 Short Sale: Y
 RALPH ROBERTS Agt: 586-549-9346 Acc: APPT Gar: Y Ba: Y FP: N
 Co-List: BUNNY MONT Co-List Ph: 586-751-0000 Cnt: BUNNY MONT Ph: 586-549-9346

Agent Only Remarks

Charming ranch in popular area with attached 1-car garage, natural fireplace and bay window in living room overlooking tree lined street, 3 bedrooms and 2 full baths, perfect starter home! All room dimensions are approximate and subject to buyer inspection. All showings scheduled through 1-800-showing.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 1-ST	Style: RANCH
WaterFront Desc: No	Terms: CONV, FHA, VA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Interior Feat: CABLE AVL	Bath Desc: 1ST F BTH, BSM BTH
Garage: 1 CAR, ATT, OPENER	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: PORCH	Road Frontage: PAVED, PUBLIC SIDEWALK	Water Sewer: MUN WAT, SEW-SANIT

Pending Information

Pend Date: 3/23/2012	DOM: 8 Y	
Sell Off. ID:	Sell Off:	Sell Agt:

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO9



I-1



REALTORS

Selling Office Coldwell Banker MLS BRKRS Date 3/5/12
 Listing Office Ralph Roberts REALTY MLS BRKRS Time 5:30 PM

Sales Contract

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 2095 YORKSHIRE
BIRMINGHAM 48009,
OAKLAND County, Michigan, and legally described as: SEC 30 EAST MIDDLE
GARDENS S 149.3 FT OF LOT 70

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum (Sister Sale).

but does not include _____ . The

property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 150,000.

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:

CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within ____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within ____ days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have ____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

FORM I OCT/09

Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (313)731-0000 Fax: (313)620-6469 Ralph Roberts

United

Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogic.com



Listing Information			
#212027523 Ad: 4251 JOLIET AVE	RES PEND	ERTS/FS	\$ 750 L
C: WARREN 48091-4465	Map: B 2	Loc: S 10 MILE RD E RYAN RD	Area: 03131
Dir: RYAN S OF 10 MILE TO E ON JOLIET			Protect: 120
Lot Size: 35 X 128	Acr: 0	Front Ft: 35	Lav: 0
Prop ID: 1329151030	Sch: FITZGERALD	BR: 3 Bath: 1	LR: 14x13 E
Legal: JOHN S KONCZALS RYAN PARK SUB LOT 66 EXC E 2.5 FT. L.9 P.4		MBR: 12x09 E	GR:
Tax: Sum: \$1,742 Win: \$56	Assoc. Fee: \$	BR2: 10x09 E	FR:
Year Built: 1962 Oth/Spc: YES		BR3: 09x09 E	LB:
Water Nm:	Adl Doc: N	Pos: G	DR:
Sq Ft: 918 TBS:	FBS:	Src: PUB REC	BFT:
Soil Type:	% Wooded: 0	% Tillable: 0	% Tiled: 0
Comp Arr: Sub Agency: Y .50% Buyer Agency: Y .50% Transaction Coord.: Y .50% Ownership: PRIVATE - OWNED			
336321 RALPH ROBERTS REALTY LLC	586-751-0000	LD: 3/18/2012	Short Sale: N
BRYAN FLINT	Agt: 586-222-8182	Acc: APPT/LCKBX	Gar: Y Ba: N FP: N
Co-List:	Co-List Ph:	Cnt: SHOWINTIME	Ph: 800-SHOWING
Agent Only Remarks			
Call Showingtime for all showings #800-Showing. 1st month's rent and up to 1.5 month's rent for the security deposit upon move-in. 1 month EMD to hold home off market. List Office to Hold EMD. No landlord disputes or evictions please. Income is more important. Call Washer and Dryer not included with Lease. MUST Call Listing Agent or download for specific application and Steps. Listing Agent to Prepare Lease. Pets Negotiable with Pet Fee of \$250.00.			
Features			
Exterior: VINYL	Architecture: 1-ST	Style: RANCH	
WaterFront Desc: No	Terms: LEASE	Heating: FRCD AIR	
Fuel Type: GAS	Interior Feat: PETS ALLOWED	Bath Desc: 1ST F BTH	
Other Rooms: LIVING RM	Appliances: STV, REF, DISHW, WASH, DRY, DISPSL	Garage: 1 CAR, DET	
Foundation: SLAB	Exterior Feat: FENCED	Road Frontage: GRAVEL	
Water Sewer: MUN WAT			
Pending Information			
Pend Date: 6/1/2012	DOM: 75 N		
Sell Off. ID:	Sell Off:	Sell Agt:	

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
 Server RCO10

**Listing Information**

#212024977 Ad: 3232 INDIAN LAKE RD
T: ADDISON TWP 48370-3008
Dir: LAPEER ROAD TO INDIAN LAKE ROAD, E/O INDIAN LAKE ROAD
Lot Size: IRR Acr: 3.08
Prop ID: 0531426010 Sch: LAKE ORION
Legal: T5N, R11E, SEC 31 GRAMPIAN HEIGHTS SUB PART OF LOT 1 BEG AT SW LOT COR, TH N 14-42-23 W 521.79 FT, TH N 75-17-37 E 265.95 FT, TH
Tax: Sum: \$2,460 Win: \$1,169 Assoc. Fee: \$
Year Built: 1969 Oth/Spc: YES
Water Nrm: Adl Doc: N
Sq Ft: 2776 TBS: FBS: 924
Soil Type: % Wooded: 0
Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 3/11/2012 Short Sale: Y
RALPH ROBERTS Agt: 586-549-9346 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
Co-List: BUNNY MONTI Co-List Ph: 586-751-0000 Cnt: BUNNY MONT Ph: 586-549-9346

Agent Only Remarks

Spectacular views from this builder's custom 3 BR 2.5 bath home, studio space above, garage, walkout bsmt., hardwd floors, custom millwork and details throughout home, pond on property, lake view from front, beautiful landscaping, needs some work, dream home potential, all room dimensions are approximate and subject to buyer insp. All showings scheduled through 1-800-showing LC: N
DWP: PAY:
INT: TRM:

Features

Exterior: CEDAR, STONE	Architecture: 2-ST	Style: OTHER
Site Desc: IRREG, WOODED, LAKE VIEW	WaterFront Desc: LK/RVR PRV, POND	Terms: CONV, FHA, VA, CASH
Heating: FRCD AIR, RADIANT	Fuel Type: GAS	Cooling: CENTRAL, CEIL FAN
Water Heater: GAS	Fireplace Type: GRT RM, DR, GAS	Interior Feat: CABLE AVL, CENT VAC, AIR CLEANR, HUMIDF, PETS ALLOWED, JETTED TUB, WATER SOFTENER (OWNED), SECURITY ALARM (OWNED) Appliances: STV, REF, DISHW, MICRO, DISPSL
Bath Desc: 1ST F BTH, 1ST F LAV, MBRFLORIDA RM, IN-LAW QRT, GREAT RM, BTH	Other Rooms: DINING RM, 1ST FL LAU, BUTLERS PANTRY	Basement Type: FINISHED, WALKOUT
Garage: 2 CAR, ATT, OPENER	Foundation: BASEMENT	Road Frontage: GRAVEL
Buildings: SHED	Exterior Feat: DECK, PORCH, OUTSD LGHT, SAT DISH	
Water Sewer: WELL , SEPTIC		

Pending Information

Pend Date: 5/17/2012	DOM: 67 N
Sell Off. ID:	Sell Off:
	Sell Agt:



Listing Information											
#212023844 Ad: 623 PARK ST C: BIRMINGHAM 48009-3405 Dir: NORTH OF MAPLE, WEST OF WOODWARD Lot Size: 129X159 Prop ID: 1925329019 Legal: T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 29 PART OF LOT 69, ALSO ALL OF LOTS 70 & 71 ALL DESC AS BEG AT SELY COR OF 'SD' LOT 71, TH Tax: Win: \$3,706 Sum: \$24,916 Year Built: 2006 Oth/Spc: YES Water Nm: Sq Ft: 5933 TBS: Soil Type: Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: OTHER/SEE REMARKS 336321 RALPH ROBERTS REALTY LLC RALPH ROBERTS Co-List: DEBORAH LEE BJORKLY				RES PEND Map: Z 23 Loc: N MAPLE W WOODWARD Acr: 0 Sch: BIRMINGHAM Front Ft: 129 BR: 5 Bath: 6 MBR: 19x20 U BR2: 18x13 U Homestead: Y BR3: 14x18 U FR: 17x23 E Adl Doc: Y Pos: AT CLOSE BR4: 13x17 U LB: 16x16 E FBS: Src: PRD BFT: DR: 18x15 E % Wooded: 0 % Tillable: 0 % Tiled: 0 KT: 15x16 E Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: OTHER/SEE REMARKS 586-751-0000 LD: 3/7/2012 Short Sale: Y Agt: 586-751-0000 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y Co-List Ph: 586-751-0000 Cnt: DEBORAH Ph: 248-765-2139				\$ 1,400,000 S Area: 02192 Protect: 180 Lavs: 2 LR: 17x15 E GR:			
Agent Only Remarks											
This listing is court ordered for sale through the Bankruptcy Trustee. Home subject to Bankruptcy court approval/highest best offer. Offer pending 3rd party approval / No showings								LC: N DWP: PAY: INT: TRM:			
Features											
Exterior: BRICK, STONE WaterFront Desc: No Fuel Type: GAS Fireplace Type: LIV RM, FAM RM, MBR, GAS Foundation: BASEMENT Water Sewer: SEW-SANIT	Architecture: 2-ST Terms: CONV, FHA, VA, CASH Cooling: CENTRAL Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, MBR LAV, OTHER Basement Type: FINISHED	Style: TUDOR Heating: FRCD AIR Water Heater: GAS Garage: 3 CAR, ATT, SIDE ENTRY, OPENER Road Frontage: PAVED									
Pending Information											
Pend Date: 4/23/2012 Sell Off. ID:	DOM: 47 N Sell Off:	Sell Agt:									

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 Server RCO10

**Listing Information**

#212022508 Ad: 25688 FERN ST
C: ROSEVILLE 48066-3610

Dlr: N OFF OF 10 MILE

Lot Size: 40X40X145X145

Prop ID: 1419330006

Legal: PLEASURE PARK #1 LOT 107

Tax: Sum: \$1,153 Win: \$569

Year Built: 1940 Oth/Spc: YES

Water Nm:

Sq Ft: 900 TBS:

Soil Type:

Comp Arr: Sub Agency: Y 3% Buyer Agency: Y 3% Transaction Coord.: Y 3% Ownership: PRIVATE - OWNED

336321 RALPH ROBERTS REALTY LLC

RALPH ROBERTS

Co-List: CHRIS KAYNE

RES PEND

Map: G 3

ERTS/FS Loc: N 10 MILE E HAYES

\$ 18,900 S

Area: 03171

Protect: 180

Lavs: 0

LR: 17x11 E

GR:

FR:

LB:

DR: 9x9 E

KT: 8x8 E

Front Ft: 40

BR: 2 Bath: 1

% Tillable: 0

MBR: 12x10 E

% Tiled: 0

BR2: 10x9 E

Pos: IMMED

BR3:

Src: OLD LISTIN

BFT:

Br5:

Co-List Ph: 248-895-

3897

Agt: 248-895-3897

Cnt: CHRIS KAYN

Short Sale: N

Acc: APPT/LCKBX

Gar: N Ba: N FP: N

Ph: 248-895-3897

Agent Only Remarks

CASH ONLY. NO FURNACE. TO SCHEDULE A SHOWING PLEASE CALL THE APPOINTMENT CENTER @ 1-LC: N
800-SHOWING. 2 BEDROOM 1 BATH RANCH IN A QUIET NEIGHBORHOOD. POSSIBLE SLEEPING
AREA OFF OF 2ND BEDROOM. WALKING DISTANCE TO EVERYTHING. GREAT RENTAL PROPERTY.
CASH OFFER REQUIRES 10% EMD TO BE HELD BY LISTING OFFICE, CERTIFIED FUNDS.

DWP:

PAY:

INT:

TRM:

Features

Architecture: 1-ST

Style: RANCH

Terms: CASH

Heating: FRCD AIR

Water Heater: GAS

Bath Desc: 1ST F BTH

Foundation: CRAWL

Road Frontage: PAVED

Exterior: ALUMINUM

WaterFront Desc: No

Fuel Type: GAS

Garage: NO GARAGE

Water Sewer: MUN WAT , SEW-SANIT

Pending Information

Pend Date: 9/17/2012

DOM: 441 Y

Sell Off. ID:

Sell Off:

Sell Agt:

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586-751-0000 RALPH ROBERTS REALTY LLC

Languages: English

Server RCO8

**Listing Information**

#212017209 Ad: 32239 GROAT BLVD
T: BROWNSTOWN TWP 48173-8635
Dir: JEFFERSON TO WOODRUFF TO DAY LILLY
Lot Size: 80X127 Acr: 0.23 Front Ft: 80 BR: 4 Bath: 2 Lvs: 1
Prop ID: 70152010043000 Sch: GIBRALTAR MBR: 17x14 U LR: 17x16 E
Legal: 11C 43 T5S UNIT 43 WAYNE COUNTY CONDO SUB PLAN 474 AKA RIVER GR:
VALLEY L29824 P2909-2976
Tax: Sum: \$1,833 Win: \$1,790 Assoc. Fee: \$ Homestead: Y BR3: 11x12 U FR: 20x22 E
Year Built: 2002 Oth/Spc: YES Water Nm: Adl Doc: Y Pos: IMMED BR5: LB:
Water Nm: Sq Ft: 2616 TBS: FBS: Src: PRD BFT: DR: 17x16 E
Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0 KT: 14x20 E
Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC S86-751-0000 LD: 2/17/2012 Short Sale: Y
RALPH ROBERTS Agt: 734-934-3498 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
Co-List Ph: (734) 934-3498 Cnt: SHOWNGTIME Ph: 800SHOWING

Agent Only Remarks

click on schedule a showing. sharp 4 bedroom, 2.5 baths newer construction. Formal dining and living room, spacious kitchen with dining area, huge Family Room &more. Must see! Please refer to uploaded doces for offer instructions. Sold AS IS, purchaser is responsible for all insp.& repairs if any. Offers subject to 3rd party approval, negos handled by special counsel on behalf of estate for quick turn around.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK, VINYL	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: FAM RM	Bath Desc: 1ST F BTH, 1ST F LAV, 2ND F BTH,	Other Rooms: DINING RM, LIVING RM, FAMILY RM
Garage: 2 CAR, ATT, OPENER, ELECT	Foundation: BASEMENT	Basement Type: UNFINISHED
Exterior Feat: SPRINKLR	Road Frontage: PAVED	Water Sewer: MUN WAT

Pending Information

Pend Date: 3/2/2012 DOM: 56 Y Sell Off: Sell Agt:

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REALTORS

Selling Office REAL ESTATE C.A.N. MLS BRK# 329740 Date 2/05/12
 Listing Office MLS BRK# 50520 Time 8:01 AM PM

I-1



Sales Contract

1. PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at 32239 RIVER VALLEY RD.

WAYNE County, Michigan, and legally described as: RIVER VALLEY L29824
P 1909 - 3476
70152010043000

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. SALES PRICE. The sales price is \$ 110,000 DAC my
3. METHOD OF PAYMENT All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:
 - CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.
 - NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.
 - LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.
 - MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing or approx/mately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.
4. TITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 2 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 7 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.
5. SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.
6. PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.
7. CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.
8. TAXES AND ASSESSMENTS Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:
 - NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

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Page 1 of 4

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (313)751-0000 Fax: (313)620-6469 Ralph Roberts

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Untitled

**Listing Information**

#212011888 Ad: 47806 PAVILLON RD RES PEND ERTS/FS \$ 279,900 S
T: CANTON TWP 48188-6288 Map: B 10 Loc: S CHERRY HILL W BECK Area: 05071
Dir: SOUTH ON BECK TO TORRINGTON PARK WEST TO PAVILLON Protect: 15
Lot Size: IRREG Acr: 0 Front Ft: BR: 4 Bath: 3 Lavs: 1
Prop ID: 71077020253000 Sch: PLYMOUTH CANTON MBR: 20x16 U LR: 20x18 E
Legal: 20B253 LOT 253 FAIRWAYS WEST SUB NO. 2 T2S R8E L112 P56 TO 68 WCR BR2: 14x16 U GR: 22x20 E
Tax: Sum: \$2,823 Win: \$2,971 Assoc. Fee: \$400 ANNUALLY Homestead: Y BR3: 14x12 U FR:
Year Built: 1997 Oth/Spc: BR4: 12x12 U LB: 14x12 E
Water Nm: Adl Doc: Y Pos: IMMED BR5: DR: 14x12 E
Sq Ft: 3386 TBS: FBS: Src: EST BFT: KT: 14x20 E
Soil Type: % Wooded: 0 % Tillable: 0 % Tiled: 0
Comp Arr: Sub Agency: Y 3 Buyer Agency: Y 3 Transaction Coord.: Y 3 Ownership: PRIVATE - OWNED
336321 RALPH ROBERTS REALTY LLC 586-751-0000 LD: 2/3/2012 Short Sale: Y
RALPH ROBERTS Agt: 734-934-3498 Acc: APPT/LCKBX Gar: Y Ba: Y FP: Y
Co-List: WALID BAST Co-List Ph: (734) 934-3498 Cnt: WALID BAST Ph: 800 SHOWING

Agent Only Remarks

Showings thru showing desk. Almost 3400 Sq. Ft. of living space. Open concept. Grand foyer, vaulted ceilings thru out. Formal living & dining rooms, great room w/f/p, huge kitchen w/dining area, too many magnificent features to mention. Offers & comms R subject to 3rd party approval. Short sale is handled by special counsel on behalf of the estate. Quick turn around. Refer to uploaded docs 4 offer instructions.

LC: N
DWP:
PAY:
INT:
TRM:

Features

Exterior: BRICK	Architecture: 2-ST	Style: COLONIAL
WaterFront Desc: No	Terms: CONV, FHA, CASH	Heating: FRCD AIR
Fuel Type: GAS	Cooling: CENTRAL	Water Heater: GAS
Fireplace Type: LIV RM, OTHER	Bath Desc: 1ST F LAV, 2ND F BTH, BSM BTH	Other Rooms: DINING RM, 1ST FL LAU, LIVING RM, GREAT RM, LIBR/STDY
Garage: 3 CAR, ATT, OPENER, ELECT	Foundation: BASEMENT	Exterior Feat: PATIO, SPRINKLR, OUTSD LGHT
Road Frontage: PAVED	Water Sewer: MUN WAT	

Pending Information

Pend Date: 6/11/2012 DOM: 154 Y Sell Off: Sell Agt:

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 586-751-0000 RALPH ROBERTS REALTY LLC
 Languages: English
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1812 MIDDLEBELT
GARDEN CITY, MI 48135



OFFER TO PURCHASE
REAL ESTATE

FAX (734) 525-1311
(734) 525-7900

"EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED"

1. The undersigned hereby offers and agrees to purchase the following land situated in the TOWNSHIP, of CANTON,
KWANS County, Michigan, legally described as follows: 208253 LOT 262 PARKWAYS WEST SUB NO. 2 Twp.

including all fixtures, improvements and appurteances, commonly known as 17886 SAYVILLE, together with all built-in equipment, shelving, cabinets, fireplace enclosure, screens, gas log, grate, and gas attachment, all lighting fixtures and ceiling fan, attached carpeting, all window treatments, shades, curtains and drapery rods, attached mirrors, television antennas, rotors and controls, storm doors, storm windows and screens, awnings, garage door opener and transmitter, water softener (rental unit excluded), security systems (rental units excluded), central vacuum and attachments, attached humidifier, landscaping, gas, oil and mineral rights, if any, now in or on the premises, and _____, and to pay therefore the sum of Two Hundred Fifty Thousand Dollars (\$ 250,000)

subject to the existing building and use restrictions, easements and zoning ordinances, if any, upon the following conditions:

THIS SALE TO BE CONSUMMATED BY PARAGRAPH A (B) C (C) D (D). CHECK BOX WHICH APPLIES:

A. CASH SALE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made by cashier's check.

B. CASH SALE WITH NEW MORTGAGE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of the purchase money is to be made by cashier's check. This Agreement is contingent upon the Purchaser being able to secure a CONVENTIONAL mortgage in the amount of \$ 200,000 and pay \$ 35,000 down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to apply for such mortgage at his/her own expense within 7 calendar days from Seller's acceptance of this Agreement. Purchaser agrees to promptly comply with Lender's request from information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within 15 calendar days from date of Seller's acceptance, this Agreement can be declared null and void at Seller's written option and the deposit shall be returned upon execution of mutual release.

APPLICABLE TO FHA OR VA SALES ONLY: See attached FHA/VA Addendum.

C. SALE TO EXISTING MORTGAGE: See attached Sale to Existing Mortgage Addendum.

D. SALE ON LAND CONTRACT: See attached Land Contract Sale Addendum.

2. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to the rights of present tenants, if any. If the Seller occupies the property, it shall be vacated on or before 10/01/12 days after closing. From the day after date of closing through and including the date of vacating the property as agreed, SELLER SHALL PAY THE sum of \$ 100 per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ 100 as security for said occupancy charge, paying to the Purchaser the amount due and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker. Broker has no obligation implied or otherwise for seeing that the premises are vacated on the date specified or for the condition of the premises. Broker is only acting as an escrow agent for holding of the occupancy deposit.

3. The Broker is hereby authorized to present this offer. The deposit of Seven Thousand Five Hundred Dollars (\$ 7,500) in the form of a CHECK, shall be held by RALPH REALTY in accordance with the rules and regulations of the Michigan Department of Consumer and Industry Services and applied to the purchase price upon consummation of sale or will be returned to Purchaser if offer is declined by Seller. DEPOSIT IS DUE UPON COMPLETION OF PRIVATE INSPECTION IF APPLICABLE.

4. Upon acceptance of this agreement by the Seller and conveyance of title in the condition required hereby, the Seller and Purchaser agree to consummate the sale on or before 9/25/12. See Addendum

5. AGENCY: Purchaser and Seller hereby acknowledge that the selling broker/sales associates are acting in the capacity of: (CHECK ONE ONLY)

Seller's Agent Buyer's Agent Dual Agent Transaction Coordinator

6. LEAD-BASED PAINT (SELLER AND PURCHASER TO INITIAL PARAGRAPHS WHICH APPLY)

✓ SP
Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed after 12/31/77 and hereby is exempt under 42 U.S.C. 4852(d) (the lead-based paint disclosure regulations).
Seller represents and the Purchaser acknowledges that the housing on the above described property was constructed before 12/31/77. Purchaser acknowledges that prior to signing this Agreement of Sale, Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form completed by the Seller on 10/10/12, the terms of which are incorporated herein by reference.

Purchaser shall have a 10 day opportunity after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based hazards (Federal regulations require a 10-day period or other mutually agreed upon period of time). If Purchaser is not satisfied with the results of this inspection, upon notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.

✓ SP
Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

7. ADDITIONAL DOCUMENTS ATTACHED: The following are attached hereto and are made a part hereof (CHECK ALL WHICH APPLY)

Seller's Disclosure Statement 72 Hour Contingency Agreement Sale to Existing Mortgage Addendum Addendum W Agreement of Sale
 Lead-Based Paint Seller's Disclosure Condominium Addendum Land Contract Sale Addendum
 D. Addendum
 D. FHA/VA Addendum Buyer's Agency Swimming Pool Addendum
 D. FHA Agreement of Sale Addendum Dual Agency Agreement Private Road Addendum

GENERAL CONDITIONS OF SALE printed on reverse side are incorporated and made a part hereof.

ADDITIONAL CONDITIONS, IF ANY None None None

* Subject to Short Sale Approval

PURCHASER'S SIGNATURE AND ACKNOWLEDGEMENT OF RECEIPT: Purchaser acknowledges the receipt of a copy of this document.

Barbara J. Roberts Barbara J. Roberts
VEINCE D. COOPER 2-9-12 Barbara J. Roberts

DATE: 10/10/12 SIGNATURE: Barbara J. Roberts STAMP/STICKER: REALTOR
SELLER'S ACCEPTANCE OF AGREEMENT OF SALE: The undersigned Seller accepts this offer and acknowledges receipt of a copy of this Agreement of Sale. Seller further agrees that RALPH ROBERTS JR. and CENTURY 21 CASTELLI-ROBERS AS AUTHORIZED Broker(s) has/have procured said Agreement and has/have brought about this sale and hereby elects that no further offers be presented after acceptance of this Agreement of Sale. Seller further agrees to pay Broker(s), for services rendered, a commission as set forth in the listing agreement, for the sale of the property. If sale is not consummated for any reason not attributable to Broker(s) and deposit is forfeited, Broker(s) may retain one-half thereof (not to exceed the full commission) in full payment for services rendered.

✓ SP
PURCHASER'S ACKNOWLEDGEMENT OF RECEIPT: The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance.

Barbara J. Roberts Barbara J. Roberts Barbara J. Roberts
SIGNATURE: Barbara J. Roberts STAMP/STICKER: REALTOR
This contract is for use by Real Estate Subscribers. Use by any other party is illegal and voids the contract.

INSTANT FORMS

Pending Short Sales

7201 Alpine View

22129 Boulder

3484 Eagle

37759 Evergreen

9119 Garfield

32239 Groat

368. N Harvey

35530 Lancashire

299 Park Island

47806 Pavilion

49129 Peninsular

47576 Pine Creek

4548 Sedona

35528 Tall Oaks

2095 Yorkshire



Sales Contract

Sciling Office REMAX SUBURBAN MLS BRKR# 603 Date March 6, 2012
 Listing Office RALPH ROBERTS REALTY MLS BRKR# Time AM PM

1. PROPERTY DESCRIPTION Buyer agrees to buy from Seller the property located at 37759 Evergreen Drive
Sterling Heights, Macomb
County, Michigan, and legally described as: Lot 220 Parkway Estates Subdivision

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and any mechanical controls; shades; awnings; shutters; window blinds; curtain and drapery rods; attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fences, and mailboxes, if any; and See Addendum.

but does not include _____ . The property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. SALES PRICE The sales price is \$ 85,000.00.

3. METHOD OF PAYMENT All monies must be paid by cash, certified check, cashiers check, or money order. The sale will be completed by the following method:

CASH: Buyer will pay the sales price in cash upon Seller's delivery of a Trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____. Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAND CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing of approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. TITLE INSURANCE Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 5 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have 5 days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. SURVEY/SITE INVESTIGATION All matters related to but not limited to zoning, soil borings, matters of survey, use permits, drain easements, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or on an attached addendum.

6. PROPERTY INSURANCE Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. CLOSING COSTS Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. TAXES AND ASSESSMENTS Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

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A/C

Ralph R. Roberts Real Estate, LLC 12900 Hall Road Sterling Heights, MI 48026
 Phone: (586)751-0000 Fax: (586)620-6469 Ralph Roberts

Untitled

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REALTORS

Selling Office Lyon C.I.T., Inc. MLS BRKR# 650531174
 Listing Office Ralph K. Roberts Realty Date _____
 MLS BRKR# _____ Time _____ AM _____ PM _____

Sales Contract

1. **PROPERTY DESCRIPTION** Buyer agrees to buy from Seller the property located at 47576 Perry Creek Ct.
is in the city, state of Michigan, and legally described as: Property ID# 720326 and Street
Ex-1. Lot 3 Perry Creek Ct., Twp. 715, Sec. L11 P-65 T-07 S-366 CR

The property includes all buildings; all fixtures; all gas, oil, and mineral rights owned by Seller; built-in appliances; lighting fixtures; plumbing fixtures; water softener (unless rented); heating fixtures; electrical fixtures; radio and television antennas and wire; mechanical controls; shades, awnings; shutters; window blinds, curtain and drapery rods, attached floor coverings; attached fireplace doors and screens; garage door opener and controls; screens, storm windows and doors; landscaping, fence, and mailboxes, if any, and the above. AAW

but does not include

Property is purchased subject to zoning ordinances and to use restrictions and easements of record.

2. **SALES PRICE** The sales price is \$ 235,665.

3. **METHOD OF PAYMENT** All monies must be paid by cash, certified check, cashier's check, or money order. The sale will be completed by the following method:

CASH: Buyer will pay the sales price in cash upon Seller's delivery of a trustee deed conveying marketable title.

NEW MORTGAGE: This agreement is contingent on Buyer's ability to obtain a(n) _____ mortgage loan in the amount of \$ _____ Buyer will apply for the loan within _____ days after Seller's acceptance. If Buyer fails to deliver to Seller evidence of the loan approval before _____, Seller may cancel this agreement. The sale will be completed upon Seller's delivery of a warranty deed conveying marketable title.

LAW CONTRACT: Buyer will pay \$ _____ down payment upon Buyer and Seller signing a land contract, pursuant to which Buyer will pay monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ percent. Buyer will pay the entire balance, which may require a lump-sum payment, within _____ years after closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT: If the holder of the mortgage or land contract agrees, Buyer will assume and pay the existing mortgage or land contract according to its terms. Buyer will pay the difference between the sales price and the existing or approximately \$ _____ upon Seller's delivery of a warranty deed or a land contract assignment. Buyer will reimburse Seller at closing for any funds held in escrow.

4. **TITLE INSURANCE** Seller shall provide to Buyer, at Seller's expense, an owner's policy of title insurance with standard exceptions in the amount of the sales price. Seller will apply for a commitment for title insurance within 16 days after the Buyer has waived all other contingencies contained in this agreement. Upon receipt of the commitment, Buyer shall have _____ days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If Seller is unable to remedy the defects within 30 days, this agreement shall terminate, and any deposit shall be refunded to Buyer.

5. **SURVEY/SITE INVESTIGATION** All matters related to but not limited to zoning, soil borings, matters of survey, use permit, drain crossovers, rights of way, etc., are the sole responsibility of Buyer unless specified in other provisions of this agreement, or in an attached addendum.

6. **PROPERTY INSURANCE** Seller shall be responsible for fire and extended coverage insurance on the property until sale is closed.

7. **CLOSING COSTS** Unless otherwise provided in this agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey clear title. Unless otherwise provided in this agreement, Buyer shall pay the cost of recording the deed and/or security interests and all mortgage closing costs required by lender for the Buyer.

8. **TAXES AND ASSESSMENTS** Seller will pay all prior years' real estate taxes and assessments. The current year's real estate taxes and assessments will be paid as follows:

NO PRORATION: Seller will pay the taxes and assessments which are due before the date of closing. Buyer will pay taxes and assessments which are due on or after the date of closing. "Due" means the date on which a tax or assessment becomes payable.

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 Phone: (313)731-0000 Fax: (313)620-6409 Ralph Roberts

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Unit: c.i.